York Region

Clause No. 5 in Report No. 5 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 27, 2014.

YORK REGION EMPLOYMENT AND INDUSTRY REPORT 2013

Committee of the Whole recommends:

1. **Receipt of the presentation by Paul Bottomley, Manager, Growth Management.**

2. **Adoption of the following recommendation contained in the report dated February 21, 2014 from the Executive Director, Corporate and Strategic Planning:**

1. RECOMMENDATION

It is recommended that Council receive this report for information.

2. PURPOSE

The *Employment and Industry Report 2013* provides an analysis of the information gathered in the 2013 York Region Employment Survey. The survey data is used to provide a detailed overview of industry and employment trends as of mid-year 2013 in York Region, including sectoral analysis, employment growth and local municipal economic profiles. Economic trends at the national and provincial levels are also examined in the report.

3. BACKGROUND

Comprehensive Region-wide employment survey conducted in 2013

The York Region Employment and Industry 2013 report is based on business information collected in the York Region annual Employment Survey, a door-to-door survey conducted between May and August 2013. It expands upon information included in the 2013 York Region Business Directory report, which was presented to Committee of the Whole on January 9, 2014.

York Region's first comprehensive survey occurred in 1998. Subsequently, the annual survey targeted key employment areas up to 2006. With the assistance of local municipalities, York Region was able to complete comprehensive Region-wide surveys of businesses with a physical location between 2007 and 2013 (with the exception of home and farm-based businesses). In 2013, there were approximately 29,200 surveyed businesses with a physical location in York Region. According to the Canadian Business Patterns (CBP) database from Statistics Canada, there were approximately 42,000 businesses that submitted payroll in 2012. The CBP database is based on the Canadian Business Register and uses the business number as the basis to identify businesses. Therefore it is possible that the Register includes businesses that are not identifiable in a physical location survey. In contrast, the number of businesses identified in the Region's employment survey were based on businesses surveyed at their physical location in the Region.

Home and farm-based businesses are captured through other means

In 2013, approximately 200 home-based businesses voluntarily submitted their business information through the Region's online business directory website. It should be noted that the number of surveyed home-based businesses represents a small sample of home-based businesses in the Region. According to the 2011 Statistics Canada National Household Survey (NHS), there were approximately 40,000 home-based jobs in York Region in 2011. A number of home-based businesses, according to the NHS, are self-employed operations and small business establishments that cover all industry sectors.

Farm-based businesses are captured every five years through Statistic Canada's Census of Agriculture. Based on the 2011 Census of Agriculture, there were 828 farm-based operations in the Region. York Region, in collaboration with the York Region Agricultural Advisory Liaison group and the York Federation of Agriculture are working together to contact farm-based businesses. A letter describing the purpose of the survey and a survey form will be distributed to farm-based businesses during the off-season farming months in Q1 2014. York Region staff will continue to work with the York Federation of Agriculture to encourage local farmers to participate in the survey.

Data is collected and classified using industry standards for detailed analysis

Business activity is determined based on the primary activity/service/product offered, and each business is assigned a North American Industrial Classification System (NAICS 2012) code as defined by Statistics Canada. Much of the analysis in this report aggregates business and employment information into four major industry groups for clarity of presentation. The combined industry groups are summarized in *Table 1* below:

Table 1
York Region Industry Group Definitions

Industry Groups	Example Business Activity
MWCT (Manufacturing, Wholesale Trade, Construction, Transporation/Warehousing and Primary sectors)	Goods manufacturing, wholesaling merchandise, construction, repairing and renovating buildings, transportating passengers and goods and warehousing, electric power generation and distribution
Retail/Personal services	Retail trade, publishing industries, telecommunication services, entertainment and recreational facilities, accomodations and restaurants, religious organisations, repair shops and personal care services.
Business Services	Banks, real estate, legal services, accountants, engineering services, computer systems design, research and development, head offices, administrative support services, waste management.
Institutional	Educational services, health care services and public administration.

Source: York Region Long Range Planning Branch, Office of the CAO, 2013

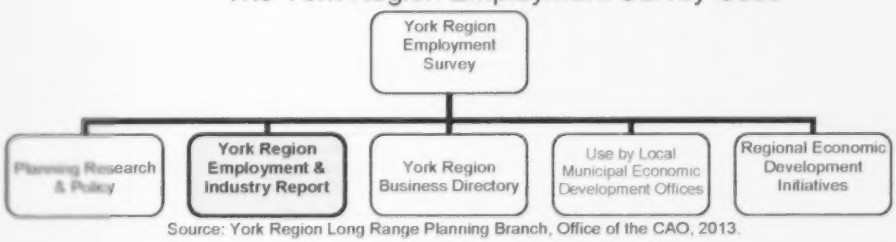
York Region's survey has been used as a model for other jurisdictions

The monitoring of economic and employment trends requires an accurate, comprehensive dataset. The York Region Employment Database is the most accurate and comprehensive listing of business and employment data for York Region. Staff from several Greater Golden Horseshoe jurisdictions have approached York Region over the last few years, including Halton, Mississauga, Waterloo and Peel, regarding use of York Region's survey database as a model to launch similar surveys. This provides the Region with future opportunities in undertaking further analysis of employment data by comparing survey results to other Regions.

Use of employment survey data is extensive

Data collected from the employment survey is a valuable resource for both the Region and local municipalities. The data is used by planning and economic development departments, other municipal departments, non-profit organizations and private sector groups. *Figure 1* illustrates the various uses of the York Region Employment Survey information.

Figure 1
The York Region Employment Survey Uses


York Region Employment Survey
Planning Research & Policy
York Region Employment & Industry Report
York Region Business Directory
Use by Local Municipal Economic Development Offices
Regional Economic Development Initiatives

Source: York Region Long Range Planning Branch, Office of the CAO, 2013.

Some central uses of the data for the Region and local municipalities include:

- Generating employment growth forecasts – employment data helps to establish a new basis for forecasts by providing detailed information for employment by type for the Region and its local municipalities.
- Informing infrastructure requirements in master plans for transportation and water and wastewater. Forecasts by small geographic areas enable other departments and the local municipalities to determine where growth will occur and where service planning will be required.
- Monitoring targets in *York Region's Official Plan, 2010*.
- Monitoring major office growth – employment survey data assists in the development and monitoring of the Region's major office inventory.
- Evidence at Ontario Municipal Board hearings – employment data can be used to support Regional policies such as achieving community area and business park densities as well as profiling the Region's employment parks.
- Identifying economic trends and emerging sectors through the Region's sectoral employment analysis reports.

4. ANALYSIS AND OPTIONS

The York Region Employment and Industry Report 2013 includes a detailed summary of the 2013 York Region Employment Survey and local municipal profiles. Some of the major findings of the employment and industry report 2013 are highlighted below.

York Region employment growth outpaced national and provincial averages in 2013

York Region employment growth outpaced national and provincial labour force growth and was comparable to GTA labour force growth between 2012 and 2013, posting a gain of 4.3% or 22,800 jobs. According to the Statistics Canada Labour Force Survey, national labour force employment increased by 1.3% (230,600 jobs), provincial labour force employment grew by 1.9% (127, 800 jobs) and the GTA labour force employment increased by 4.5% (144,200 jobs) from mid- year 2012 to mid-year 2013. Labour force employment growth in the GTA between 2012 and 2013 (increase of 4.5%) was significantly higher compared to the same period from 2011 to 2012 (increase of 1.3%). This trend is comparable to the Region's 2013 employment growth which also experienced a significantly higher rate of growth over the previous period, having increased by 4.3% from 2012-2013 compared to 2.9% in 2011-2012 *(see Table 2)*.

Table 2
Comparison of annual employment growth rate, Canada, Ontario, GTA and York Region, 2013

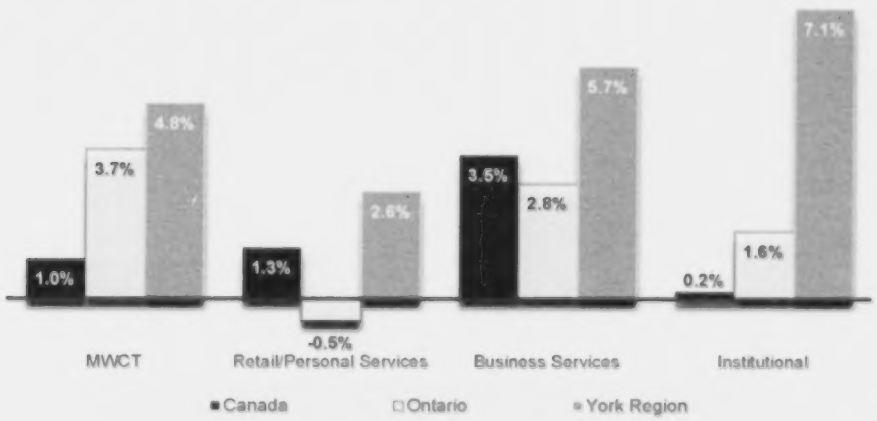
	Canada	Ontario	Greater Toronto Area[1]	York Region[2]
2011-2012	1.0%	0.4%	1.3%	2.9%
2012-2013	1.3%	1.9%	4.5%	4.3%

1Greater Toronto Area labour force employment growth approximated by the Toronto Economic Region
2York Region figures based on employment survey results and estimates for home-based, farm-based, and no contact businesses
Source: York Region Long Range Planning, Office of the CAO, 2013 and Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August 2013

Business services recorded the highest industry group growth rate in Canada, increasing by 3.5%. In Ontario, the MWCT industry group recorded the highest growth rate, increasing by 3.7%, the majority of which was attributed to the construction sector, having increased by 13.2%, or 59,300 jobs. Business services also posted notable growth in Ontario between 2012 and 2013, increasing by 2.8%.

York Region employment growth in all four major industry groups outpaced comparable growth for Canada and Ontario from 2012 to 2013. The institutional industry group in York Region recorded the highest growth rate of 7.1% or 5,027 jobs compared to 0.2% and 1.6% in Canada and Ontario. The health care and social assistance sector within the institutional industry group accounted for the largest share of growth, increasing by 3,007 jobs. The business services and MWCT industry groups also experienced significant growth in the Region, increasing by 5.7% and 4.8% respectively *(see Figure 2)*.

Figure 2
Employment growth rates by industry group, Canada, Ontario and York Region, 2013



Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
Statistics Canada Labour Force Survey, August 2013
Notes: York Region figures represent employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded.
Refer to industry group definitions on page 3

York Region employment was estimated at 547,480 jobs as of mid-year 2013

York Region's economy exhibited positive employment growth, increasing to an estimated 547,480 jobs in mid-year 2013 resulting in an estimated increase of 22,800 jobs from 2012. York Region's total employment estimate was derived based on the following:

- Net job growth in existing businesses
- Businesses that have moved into the Region
- Newly established businesses in the Region since the completion of the 2012 employment survey
- Businesses that were missed in previous surveys
- An estimate for no-contact businesses based on the average number of employees by sector in surveyed businesses.
- An estimate for home-based businesses since the 2011 NHS
- Farm-based businesses from the 2011 Census of Agriculture

A breakdown of the 2013 total employment estimate by municipality can be seen in *Table 3*.

Table 3
York Region Total Employment by Municipality, 2013

Municipality	Contacted Firms # of Jobs	No Contact Estimated # of Jobs	Agricultural # of Jobs	Work at Home Estimated # of Jobs	Total
Aurora	22,490	460	0	2,490	25,440
East Gwillimbury	7,130	20	820	1,330	9,300
Georgina	7,410	40	200	1,100	8,750
King	6,370	160	950	1,020	8,500
Markham	149,560	2,220	270	12,230	164,300
Newmarket	40,030	490	100	3,130	43,750
Richmond Hill	64,040	1,080	0	9,170	74,290
Vaughan	186,020	2,110	260	11,080	199,470
Whitchurch-Stouffville	11,250	150	340	1,960	13,700
York Region	494,300	6,720	2,940	43,520	547,480

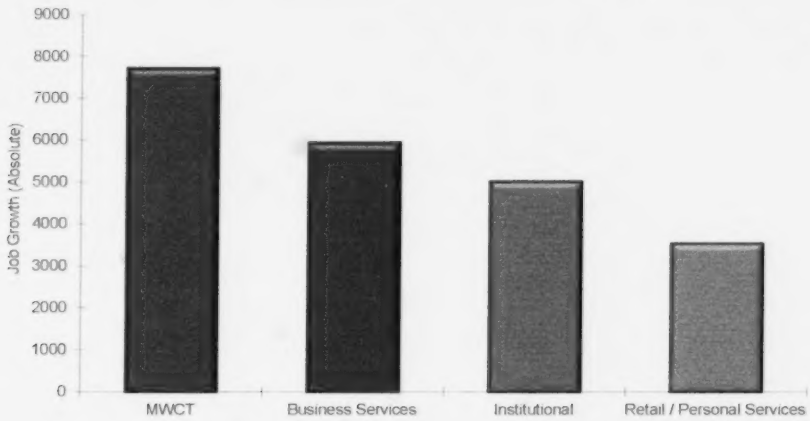
Source: York Region Long Range Planning Branch, Office of the CAO, 2013, Statistics Canada 2011 Census of Agriculture and 2011 National Household Survey
Note: Totals may not add up due to rounding.
Employment for businesses where accurate employment totals were not collected through the employment survey have been estimated based on an employees per business and industry factor
Agricultural employment was based on the 2011 Census of Agriculture
Work at home jobs were based on an estimate of growth since the 2011 NHS.

York Region exhibited strong employment growth across all four industry groups in 2013

Although the institutional industry group recorded the highest growth rate (7.1%) between 2012 and 2013 *(see Figure 2)* in terms of absolute growth, the MWCT industry group posted the largest employment gain (7,731 jobs), followed by business services (5,956 jobs), institutional (5,027 jobs) and retail/personal services (3,545 jobs) *(see Figure 3)*. The construction sector accounted for 56.8% of job growth within the MWCT industry group while the manufacturing sector experienced very little change, only posting a net gain of 337 jobs between 2012 and 2013. Business services posted notable employment growth over the past year, with real estate & rental and leasing and the professional, scientific and technical services sectors accounting for a 60% share of that industry group's growth, or 3,538 jobs.

Figure 3

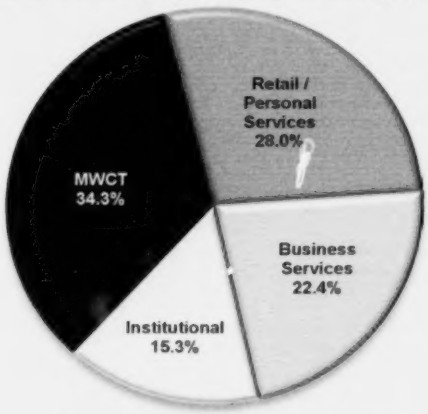
York Region surveyed employment growth by industry group, 2012-2013



Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
Notes: York Region figures represent employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded.
Refer to industry group definitions on page 3

The distribution of surveyed employment by industry group is graphically illustrated in *Figure 4*. The MWCT industry group continues to account for the largest share of the Region's employment base with 34.3%. For a detailed breakdown of each industry group by sector please refer to *Attachment 1* of this report.

Figure 4
York Region surveyed employment by industry group, 2013



Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
Notes: York Region figures represent employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded.
Refer to industry group definitions on page 3

Major industry groups play a role in developing major economic clusters

York Region is home to a number of major economic clusters that contribute to Regional competitiveness through job creation and business retention. Employment in the four major industry groups identified earlier in this report can be broken down into these economic clusters:

- Information and Communications Technology (ICT)
- Life Sciences
- Business and Financial Services
- Clean Technology
- Agri-business/food processing
- Tourism/arts/culture

These clusters provide a number of key economic benefits such as encouraging networking, innovation and facilitating the incubation of new businesses, providing high quality employment opportunities and contributing to the Region's knowledge-based economy.

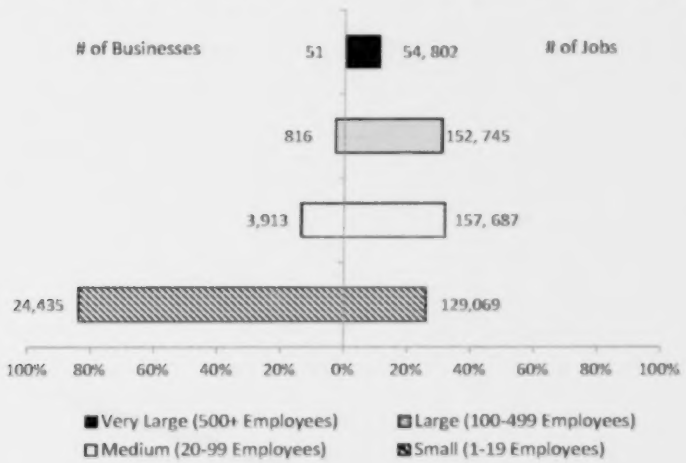
Examining these key clusters in more detail can shed light on specific sectoral trends and can assist in identifying opportunities relating to job growth in the Region. Future reports will examine some of these key industry groups and labour force activity.

Small sized firms accounted for the largest share of the Region's businesses in 2013

Small sized firms (1-19 employees) accounted for the largest share of the Region's businesses, with 83.6% and employed 26.1% of the Region's surveyed employment.

Medium-sized (20-99 employees) firms comprised the largest share of the Region's surveyed employment, representing 31.9% or 157,687 jobs. Large sized firms also accounted for a significant portion of the Region's surveyed employment, with 30.9% or 152,745 people *(see Figure 5)*. There were also 51 very large sized businesses (500+ employees) in the Region that comprised 54,802 jobs or 11.1% of the Region's surveyed employment base.

Figure 5
York Region Surveyed Employment by Business Size, 2013



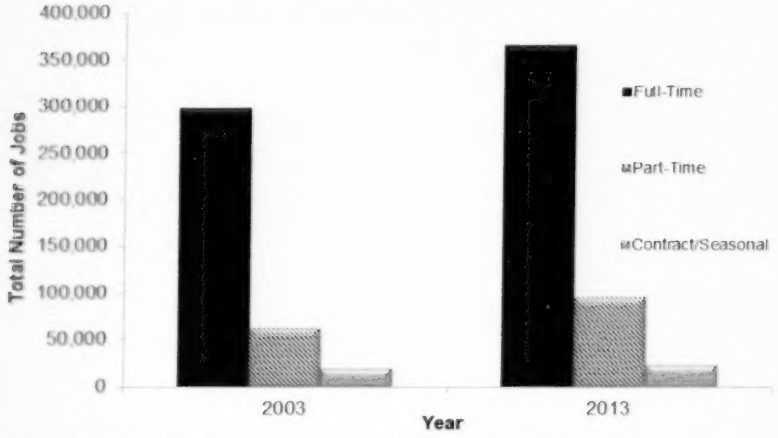
Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
Notes: York Region figures represent employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded.

York Region continues to experience a shift in its employment type composition

According to the 2013 Employment Survey, approximately 73.8% of employment was full-time, while 19.7% consisted of part-time workers, and 6.5% were contract/seasonal. Over the past ten years, there has been a shift in the shares of employment types with full-time employment decreasing from 77.6% to 73.8%, part-time employment increasing from 17.8% to 19.7% and contract/seasonal employment increasing from 4.6% to 6.5%. The

decrease in full-time employment can likely be attributed to the increase in retail/personal services jobs which are typically population-based and primarily generate part-time and seasonal/contract positions. Overall, sustained strength in full-time employment continues to bode well for York Region, since these positions normally provide increased stability, income, and opportunities for growth.

Figure 6
York Region Surveyed Employment by type of worker, 2013



Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
Notes: York Region figures represent employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded.

York Region continues to make investments to support business growth

Diversified growth across a number of industry groups plays a significant role in developing the Region's economic clusters, contributing to regional competitiveness through job creation and business investment. The Region continues to make investments to support business growth and innovation in a number of areas:

- In critical infrastructure such as transit and the transportation network, water and wastewater and the broadband connectivity network
- In the development of "complete communities" that will maintain and improve the Region's quality of life and help attract skilled labour force talent.
- In expanding and preserving the employment land base that provides businesses who sell goods and services outside the Region with strategic locations close to major highways and major destination points

York Region is in competition with other Regions in Ontario, Canada and across the globe, to retain and grow our existing business base and attract new employers, skilled employees and high quality good paying jobs. York Region's Economic Action Plan addresses key economic challenges and opportunities facing York Region and translates them into innovative economic growth goals. Along with the initiatives identified in the Action Plan, the Region will continue to implement sound growth management strategies to attract and keep high quality, good paying jobs across a broad range of sectors.

Link to Key Council–approved Plans

The Employment and Industry Report 2013 supports the *2011 to 2015 Strategic Plan* action area of "Increase the Economic Vitality of the Region" and the *Vision 2051* goal area of fostering "An Innovation Economy". Annual reporting on detailed employment and sectoral analysis enables the Region to make better decisions and implement initiatives that enhance our economic vitality and foster an innovative economy.

5. FINANCIAL IMPLICATIONS

The 2013 employment survey was provided for in the 2013 budget and is again included in the 2014 budget. The budget for the 2013 York Region Employment Survey, including Regional staff time and contract employment surveyors was $210,000. This also includes a $79,200 contribution from the nine local municipalities. This total amount contributes towards the hiring of the employment surveyors.

6. LOCAL MUNICIPAL IMPACT

Information contained in the attached report includes employment analysis at the local municipal level. This information was collected with the assistance of all nine local municipalities through financial aid and survey promotion. As a result of this partnership, the employment survey had the ability to cover 29,200 businesses in 2013. *Table 4* below summarizes surveyed employment growth in each of the nine local municipalities between 2003 and 2013:

Table 4
York Region Surveyed Employment Growth by Municipality, 2003-2013

Municipality	2003 Surveyed Employment	2013 Surveyed Employment	2003-2013 Job Growth	2003-2013 Compounded Average Annual % Change
Aurora	15,241	22,490	7,249	4.8%
East Gwillimbury	3,744	7,126	3,382	9.0%
Georgina	6,204	7,407	1,203	1.9%
King	4,695	6,366	1,671	3.6%
Markham	123,857	149,583	25,726	2.1%
Newmarket	34,730	40,027	5,297	1.5%
Richmond Hill	53,066	64,036	10,970	2.1%
Vaughan	133,751	186,019	52,268	3.9%
Whitchurch-Stouffville	8,214	11,249	3,035	3.7%
York Region	**383,502**	**494,303**	**110,801**	**2.9%**

Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
Notes: York Region figures represent employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded.

All local municipalities use the survey data to identify and report economic trends on an annual basis, to assist in developing business retention and expansion strategies, to produce local business directories, identifying economic clusters and informing employment land strategies. The Employment & Industry 2013 report provides a summary of York Region's economy at the Regional and local municipal level.

A detailed economic profile of each local municipality is contained in *Attachment 1*. Local municipal staff have been consulted in the preparation of the local municipal profiles.

As previously mentioned, this initiative received full participation from the local municipalities. This participation is expected to continue for the 2014 survey.

7. CONCLUSION

This report analyzes the results of the Region's 2013 employment survey and identifies key findings in Regional employment and businesses by industry group.

In 2013, York Region's employment reached an estimated 547,480 jobs, resulting in an estimated increase of 22,800 jobs from 2012. Employment growth in the Region once again outpaced national and provincial averages.

There was strong growth across all four major industry groups in York Region in 2013. The institutional industry group recorded the highest growth rate between 2012 and 2013, with the health care and social assistance sector accounting for the largest share of this growth. In terms of absolute growth, the MWCT industry group posted the largest employment gain, followed by business services, institutional and retail/personal services.

Future reports will provide further detail and insights into key sectors and labour force activity.

For more information on this report, please contact Paul Bottomley, Manager, Growth Management at 905-830-4444, Ext 71530.

The Senior Management Group has reviewed this report.

Attachments (1)

Ontario's Rising Star
York Region
Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King

Employment and Industry 2013

2013 YORK REGION EMPLOYMENT AND INDUSTRY HIGHLIGHTS

- There were an estimated 547,480 jobs in York Region as of mid-year 2013.
- 29,200 businesses were surveyed.
- 83% of all surveyed businesses were successfully contacted.
- Between 2012 and 2013, York Region employment grew by 22,800 jobs, or 4.3% compared to 14,800 jobs or 2.9% in 2011 and 2012.
- The institutional industry group recorded the highest growth rate, 7.1% or 5,027 jobs.
- MWCT was the largest industry group in the Region, accounting for 34.3% of total surveyed employment.
- 73.8% of York Region's employment was full-time.
- Businesses employing less than 20 people accounted for the largest share of businesses in the Region, with 83.6% and employed 26.1% of the Region's surveyed employment.

INTRODUCTION

The York Region employment survey is a comprehensive Region-wide survey of all businesses with a physical location (excluding home and farm based businesses). The 2013 survey was conducted between May and August in partnership with the nine local municipalities. The primary method of data collection was through door-to-door interviews at business locations. The survey monitors the location and characteristics of businesses in York Region and provides data for sectoral analyses, promotional activity, land use and infrastructure planning and economic development. The York Region 2013 Employment and Industry Report includes an analysis of the 2013 survey results and a profile for each of the nine local municipalities.

NATIONAL AND PROVINCIAL OVERVIEW

(All time periods referenced are mid-year to mid-year, unless otherwise noted)

York Region employment growth outpaced national and provincial labour force growth and was comparable to GTA labour force growth between 2012 and 2013, posting a gain of 4.3% or 22,800 jobs. The 10-year average annual growth rate for York Region was 2.6%, compared to 1.2%, 1.0% and 1.0% for Canada, Ontario and the GTA.

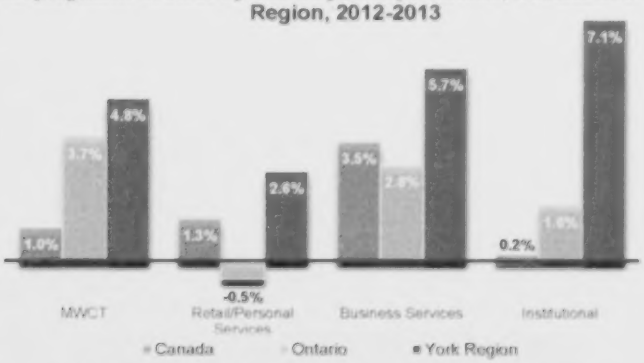
Comparison of Average Annual Employment Growth, 2003-2013

	Canada	Ontario	Greater Toronto Area[1]	York Region[2]
2012-2013	1.3%	1.9%	4.5%	4.3%
2003-2013	1.2%	1.0%	1.0%	2.6%

1Greater Toronto Area labour force employment growth approximated by the Toronto Economic Region
2York Region figures based on employment survey results and estimates for home-based, farm-based, and no contact businesses
Source: York Region Long Range Planning, Office of the CAO, 2013 and Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August 2013

According to the Statistics Canada Labour Force Survey, national labour force employment increased by 1.3% (230,600 jobs) and provincial labour force employment increased by 1.9% (127, 800 jobs) from 2012 to 2013.

Employment Growth by Industry Group, Canada, Ontario and York Region, 2012-2013



Source: York Region Long Range Planning, Office of the CAO, 2013 and Statistics Canada Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August 2013
Note: York Region represents employment at businesses surveyed. Farm and home-based employment as well as estimates for no-contact businesses are excluded
Note: refer to the appendix for a detailed definition of each industry group

NATIONAL AND PROVINCIAL OVERVIEW CONTINUED

Business services recorded the highest industry group growth rate in Canada, increasing by 3.5%. In Ontario, the MWCT industry group, which includes the manufacturing, wholesale trade, construction, transportation/warehousing and primary sectors, recorded the highest growth rate, increasing by 3.7%. The majority of this growth was attributed to the construction sector, having increased by 13.2%, or 59,300 jobs. Business services also posted notable growth in Ontario between 2012 and 2013, increasing by 2.8%.

York Region employment growth in all four major industry groups outpaced comparable growth for Canada and Ontario. The institutional industry group in York Region recorded the highest growth rate of 7.1% or 5,027 jobs compared to 0.2% and 1.6% in Canada and Ontario. The business services and MWCT industry groups also experienced significant growth in the Region, increasing by 5.7% and 4.8% respectively.

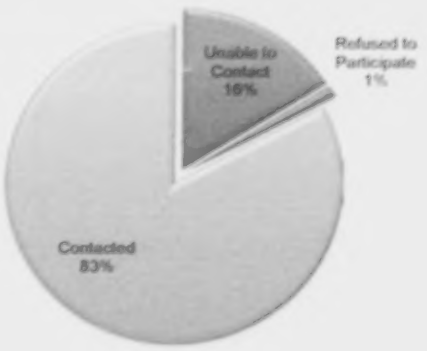
YORK REGION'S TOTAL SURVEYED BUSINESSES

As of mid-year 2013, there were 29,200 surveyed businesses with a physical location in York Region, of which approximately 83% were successfully contacted. The Region was unable to contact and update 16% of businesses and 1% refused to participate in the survey.

Approximately 200 home-based businesses voluntarily submitted their business information through the Region's online business directory website. This represents a small sample of home-based businesses in the Region. According to the Statistics Canada National Household Survey (NHS), there were approximately 40,000 home-based jobs in York Region in 2011.

Farm-based businesses are captured every five years through the Census of Agriculture conducted by Statistics Canada. Based on the 2011 Census of Agriculture, there were 828 farm-based operations in the Region.

Employment Survey Participation, 2013



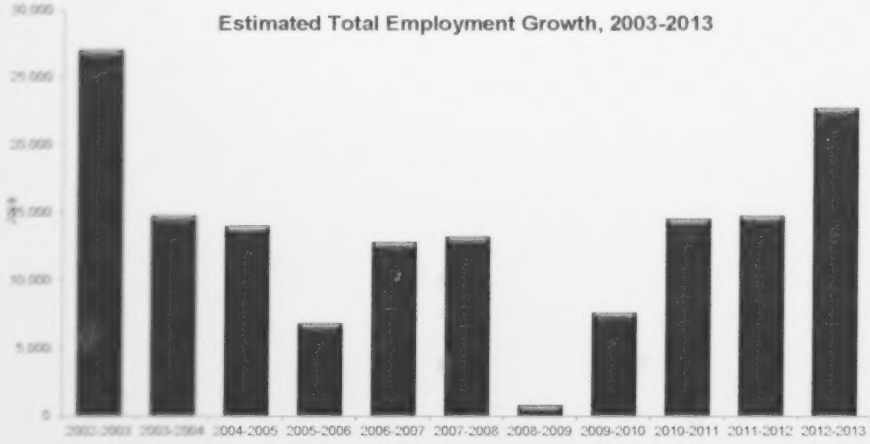
YORK REGION TOTAL EMPLOYMENT ESTIMATE

As of mid-year 2013, the Region's total employment was estimated to be 547,480 jobs. This estimate includes job totals from contacted firms, census of agriculture jobs, estimates for work at home employment and for businesses that the Region was unable to contact. The following table outlines how the 2013 total employment estimate was derived.

Municipality	Contacted Firms # of Jobs	No Contact Estimated # of Jobs	Agricultural # of Jobs	Work at Home Estimated # of Jobs	Total
Aurora	22,490	460	0	2,490	25,440
East Gwillimbury	7,130	20	820	1,330	9,300
Georgina	7,410	40	200	1,100	8,750
King	6,370	160	950	1,020	8,500
Markham	149,580	2,220	270	12,230	164,300
Newmarket	40,030	490	100	3,130	43,750
Richmond Hill	64,040	1,080	0	9,170	74,290
Vaughan	186,020	2,110	260	11,080	199,470
Whitchurch-Stouffville	11,250	150	340	1,960	13,700
York Region	494,300	6,720	2,940	43,520	547,480

Note: Totals may not add up due to rounding.

YORK REGION TOTAL EMPLOYMENT ESTIMATE CONTINUED



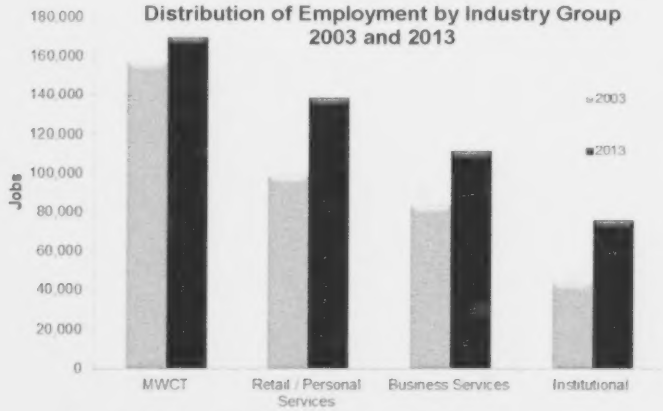
The Region grew by 22,800 jobs between 2012 and 2013, which was the largest annual employment gain since 2003. The estimated growth of 22,800 jobs includes growth in new and existing surveyed businesses, businesses that were missed in the previous surveys, an estimate for no-contact businesses and home and farm based businesses.

YORK REGION EMPLOYMENT BY INDUSTRY GROUP

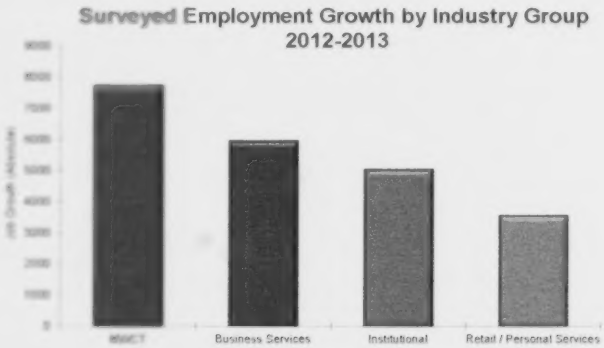
(All figures in the following sections represent surveyed employment and exclude employment estimates for no-contact businesses, farm and home-based businesses.)

Over the 2003 to 2013 period, employment in the institutional, retail/personal services and business services industry groups in York Region grew at average annual rates of 5.5%, 3.5% and 2.9%.

The MWCT industry group increased by 0.8%. However, this group continues to hold the largest share of Regional employment, accounting for 34.3% of 2013 surveyed jobs.



Note: refer to the appendix for a detailed definition of each industry group.



Note: refer to the appendix for a detailed definition of each industry group.

The Region exhibited strong employment growth across all four industry groups in 2013. In terms of absolute growth, the MWCT industry group posted the largest employment gain (7,731 jobs), followed by business services (5,956 jobs), institutional (5,027 jobs) and retail/personal services (3,545 jobs). The construction sector accounted for the largest share of employment growth within the MWCT industry group with 56.8% or 4,390 jobs.

YORK REGION EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and excludes estimates for no-contact businesses, farm and home-based employment.)

Business Services

Total 2013 Surveyed Employment:110,893 Jobs
2012-2013 Growth: 5.7% or 5,956 Jobs

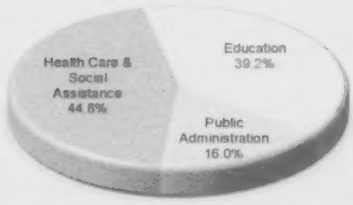
Mgmt. of Companies & Enterprises 15.2%
Admin. & Support Services (incl. Waste Mgmt.) 13.7%
Real Estate & Rental & Leasing 12.8%
Professional, Scientific & Technical Services 37.5%
Finance & Insurance 20.7%

As of 2013, the professional, scientific and technical services sector recorded the largest share of employment, with 37.5% or 41,469 jobs.

The real estate and rental & leasing sector experienced the largest growth between 2012 and 2013, increasing by 1,862 jobs.

Institutional

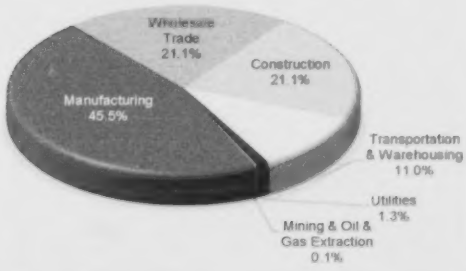
Total 2013 Surveyed Employment: 75,811 Jobs
2012-2013 Growth: 7.1% or 5,027 Jobs



In 2013, the health care and social assistance sector held the largest share of employment and also accounted for the largest increase between 2012 and 2013 with 3,007 jobs.

MWCT

Total 2013 Surveyed Employment:169,321Jobs
2012-2013 Growth: 4.8% or 7,731 Jobs



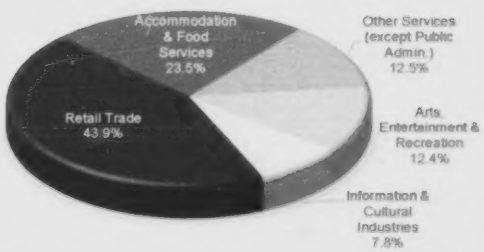
Manufacturing accounted for 45.5% of employment or 76,958 jobs in 2013.

Manufacturing job growth increased by 0.4% (337 jobs) from 2012 to 2013.

The construction sector accounted for the majority of this industry group's growth in 2013, increasing by 4,390 jobs.

Retail/Personal Services

Total 2013 Surveyed Employment: 138,278 Jobs
2012-2013 Growth: 2.6% or 3,545Jobs


Accommodation & Food Services 23.5%
Other Services (except Public Admin.) 12.5%
Retail Trade 43.9%
Arts, Entertainment & Recreation 12.4%
Information & Cultural Industries 7.8%

Retail trade accounted for the largest share of employment in 2013, representing 60,723 jobs.

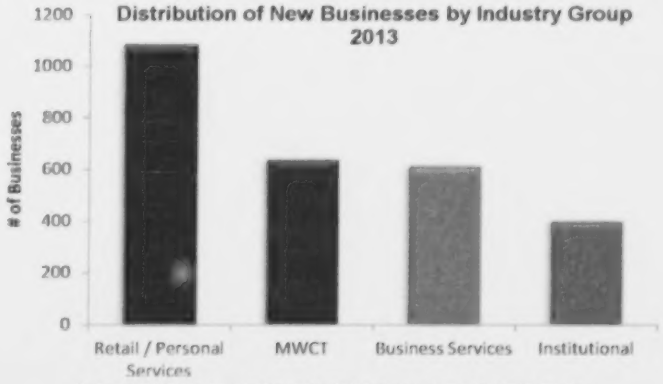
The other services sector, which includes businesses such as automotive and machinery repair and personal care services posted the largest employment gain within this group, increasing by 912 jobs.

NEW BUSINESSES IN YORK REGION

(All figures in the following sections represent surveyed employment and excludes estimates for no-contact businesses, farm and home-based employment.)

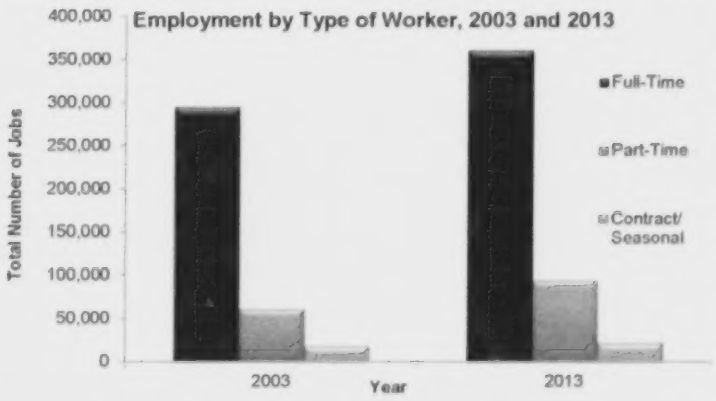
From 2012 to 2013, 2,718 new businesses, across all four industry groups, were added to the Region. The term "new businesses" refers to businesses that have been recently established or have recently moved into the Region; therefore, figures in this section are not representative of net business growth.

The retail/personal services industry group accounted for the largest share of new businesses, with 39.7% or 1,078 businesses, followed by MWCT with 23.3% or 634 businesses.



Note: refer to the appendix for a detailed definition of each industry group.

YORK REGION EMPLOYMENT BY TYPE OF WORKER



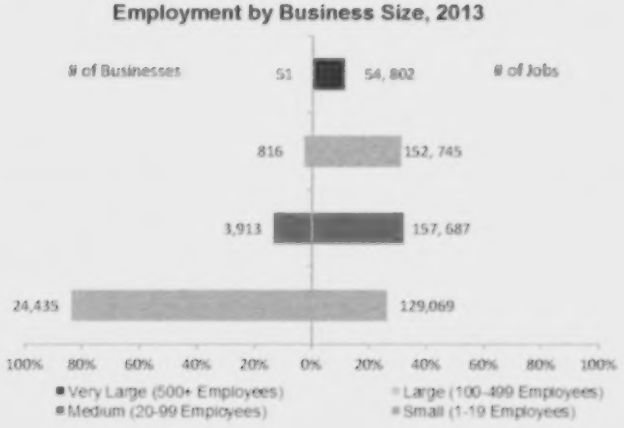
Full-time workers accounted for 73.8% of the Region's surveyed employment in 2013, while 19.7% consisted of part-time workers, and 6.5% were contract/seasonal.

Over the past ten years, there has been a shift in the shares of employment types with full-time employment decreasing from 77.6% to 73.8%, and part-time employment increasing from 17.8% to 19.7% and contract/seasonal employment increasing from 4.6% to 6.5%.

EMPLOYMENT BY BUSINESS SIZE

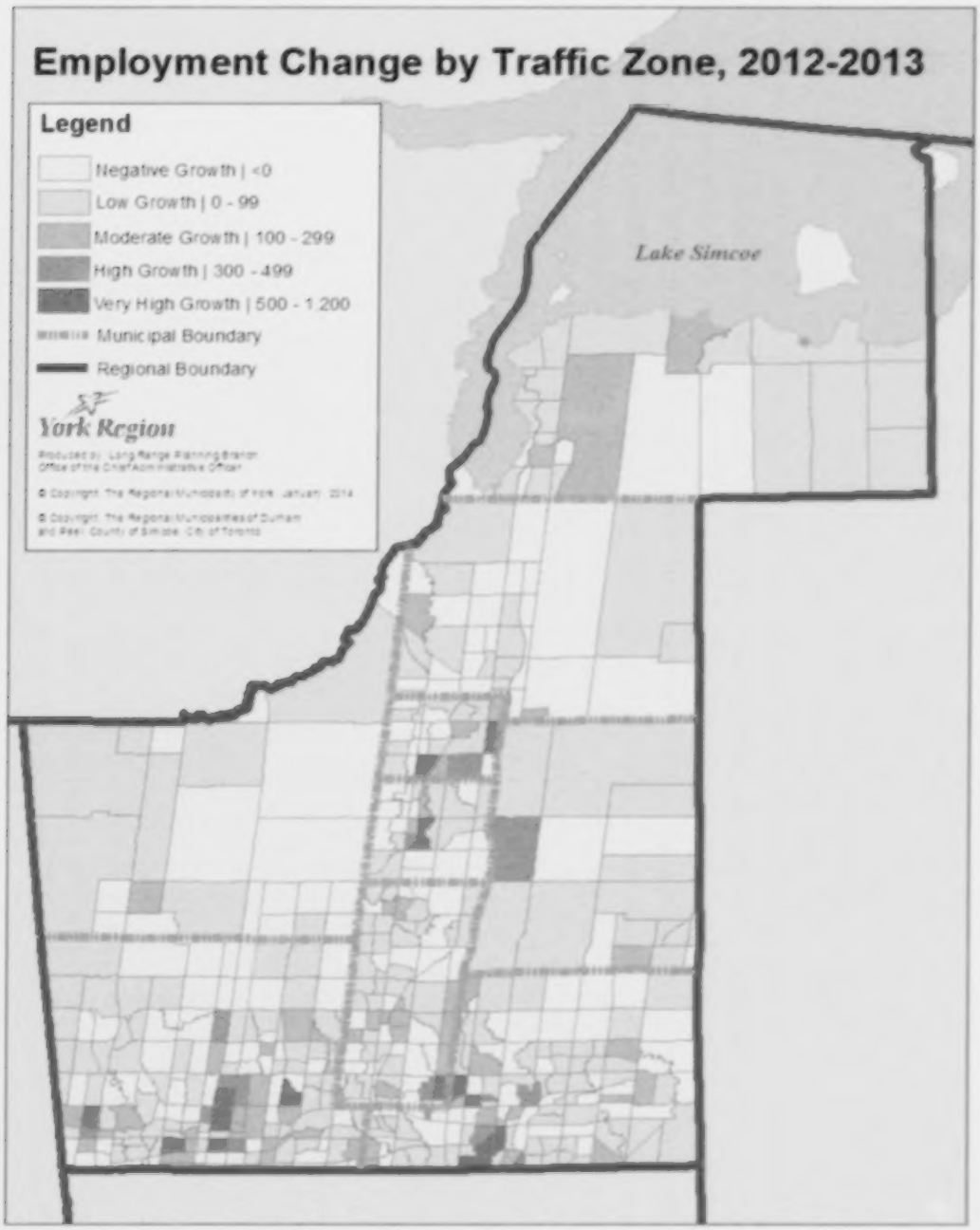
Small-sized firms (1-19 employees) accounted for the largest share of the Region's businesses (83.6%) and employed 26.1% of the Region's total surveyed employment in 2013.

Medium-sized firms employed 157, 687 people, representing 31.9% of jobs, followed by large-sized firms, employing 152,745 people, or 30.9%.



GEOGRAPHIC REPRESENTATION OF YORK REGION EMPLOYMENT CHANGE

Below is a geographical representation of employment change in York Region's surveyed businesses between 2012 and 2013 by traffic zone. The majority of the Region's employment growth was concentrated along Regional corridors and in employment areas.


Employment Change by Traffic Zone, 2012-2013
Legend
Negative Growth | <0
Low Growth | 0 - 99
Moderate Growth | 100 - 299
High Growth | 300 - 499
Very High Growth | 500 - 1,200
Municipal Boundary
Regional Boundary
York Region
Lake Simcoe

CONCLUSIONS

Business and job growth are fundamental to York Region's economic vitality and long term liveability. The Region's economy continues to diversify, exhibiting strong employment growth in the MWCT, retail/personal services, business services and institutional sectors. Total regional employment reached an estimated 547,480 jobs as of mid-2013, from 524,680 jobs in mid-year 2012 and employment growth once again outpaced national and provincial growth rates.

Diversified growth across a number of sectors plays a significant role in developing the Region's economic clusters which contribute to regional competitiveness through job creation and business investment.

The Region continues to make investments to support business growth and innovation in a number of areas:

- In critical infrastructure such as transit and the transportation network, water and wastewater and the broadband connectivity network;
- In the development of "complete communities" that will maintain and improve the Region's quality of life and help attract skilled labour force talent;
- In expanding and preserving the employment land base that provides businesses who sell goods and services outside the Region with strategic locations to major highways and major destination points.

York Region is in competition with other regions in Ontario, Canada and across the globe, to retain and grow the existing business base and attract new employers, skilled employees and high quality good paying jobs. Moving forward, the Region will continue to implement sound growth management and economic strategies to attract and keep high quality, good paying jobs across a broad range of sectors.

LOCAL MUNICIPAL PROFILES

AURORA

HIGHLIGHTS

Population in June 2013:	56,179
2013 surveyed employment[1]:	22,490
2013 total employment estimate[2]:	25,440
Businesses surveyed:	1,233
Share of total regional employment:	4.6%
2012-2013 employment growth	5.6% or 1,197 jobs
2012-2013 business growth:	5.7%
2003-2013 average annual employment growth:	4.0%
2003-2013 average annual business growth:	2.8%
Largest employment sector in 2013:	Manufacturing, 15.8%
Fastest growing sector, 2012-2013 (net job growth):	Transportation/ Warehousing, 373 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Transportation/ Warehousing, 13.3%

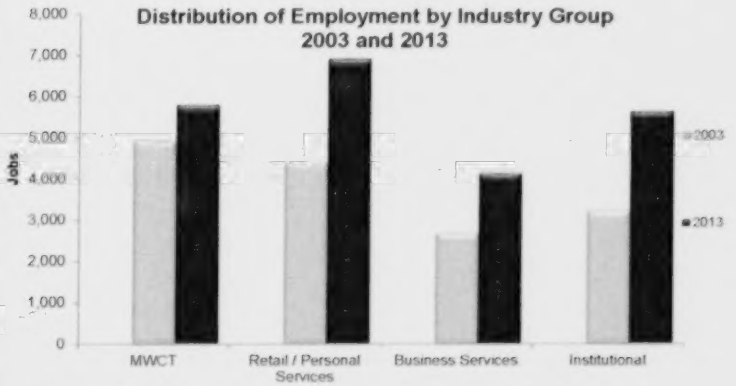
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

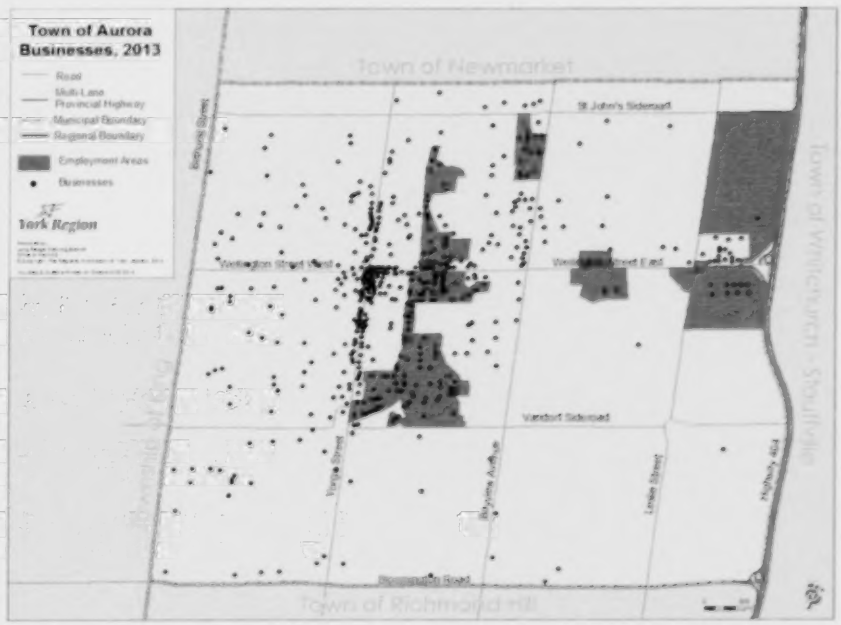
[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey

Surveyed Employment Overview

Between 2012 and 2013, employment in Aurora grew by 5.6% or 1,197 jobs. There were 22,490 jobs in 2013 compared to 15,241 jobs in 2003, representing an increase of 7,249 jobs over the ten-year period. The retail/personal services industry group recorded the largest employment growth, increasing by 2,506 jobs or 4.6% annually, followed by institutional increasing by 2,417 jobs (5.8%), business services (1,477 jobs or 4.5%) and MWCT (859 jobs or 1.6%).



Note: refer to the appendix for a detailed definition of each industry group



EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

Total 2013 Surveyed Employment: 4,158 Jobs
2012-2013 Growth: 5.5% or 217 Jobs

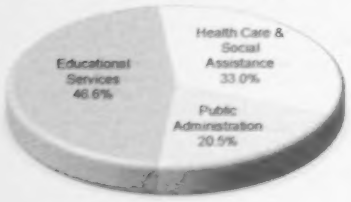
Professional, Scientific & Technical Services 22.2%
Finance & Insurance 13.6%
Real Estate & Rental & Leasing 10.1%
Admin. & Support Services (incl Waste Mgmt.) 7.0%
Mgmt. of Companies & Enterprises 47.1%

Management of companies and enterprises accounted for nearly 50% of business services employment in 2013.

Between 2012 and 2013, real estate rental and leasing posted the largest employment increase in this industry group with 106 jobs.

Institutional

Total 2013 Surveyed Employment: 5,632 Jobs
2012-2013 Growth: 5.5% or 294 Jobs



The education sector makes up the largest share of employment with 2,622 jobs or 46.6%.

While all sectors showed growth between 2012 and 2013, the health care and social assistance sector posted the largest growth of 9.5% (or 161 jobs).

MWCT

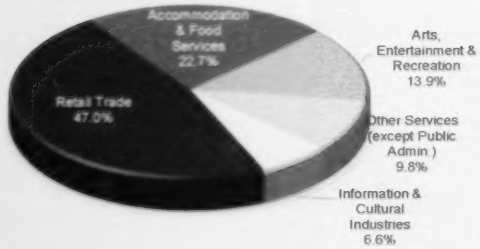
Total 2013 Surveyed Employment: 5,791 Jobs
2012-2013 Growth: 10.9% or 571 Jobs

Manufacturing was the largest sector in this industry group, with approximately 3,551 jobs, representing 61.3% of surveyed employment.

The transportation and warehousing sector showed the largest employment growth between 2012 and 2013, with an increase of 373 jobs.

Retail/Personal Services

Total 2013 Surveyed Employment: 6,909 Jobs
2012-2013 Growth: 1.7% or 115 Jobs

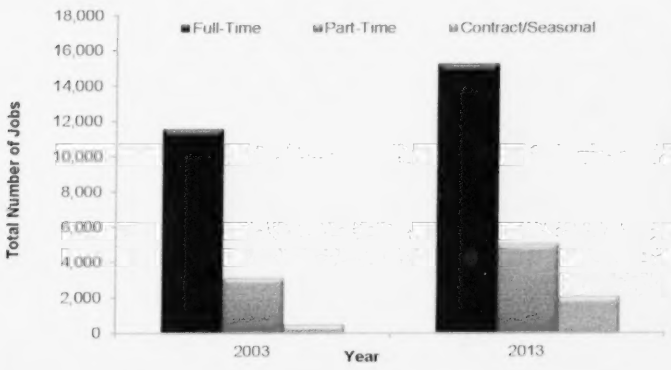

Arts, Entertainment & Recreation 13.9%
Other Services (except Public Admin.) 9.8%
Information & Cultural Industries 6.6%
Retail Trade 47.0%
Accommodation & Food Services 22.7%

In 2013, the retail trade sector held the largest share of employment within this group with nearly 50%, or 3,245 jobs.

The information and cultural industries sector demonstrated the largest change between 2012 and 2013, increasing by 75 jobs, or 19.7%.

Employment by Type of Worker

All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)



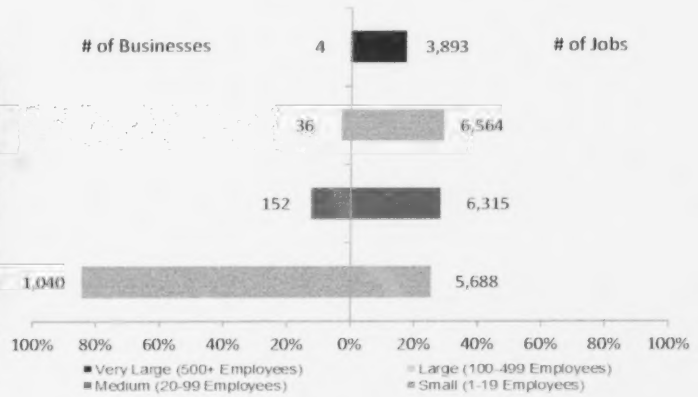
Between 2003 and 2013, full-time employment in Aurora grew by approximately 3,700 jobs, representing 68.1% of total employment in 2013.

Shares of part-time employment increased from 20.7% in 2003 to 22.7% in 2013 and contract/seasonal workers grew from 3.4% to 9.3%.

Business by Size

In 2013, the largest share (29.2%) of the Town's employment was in large-sized firms (100-499 employees) which only account for 2.9% of total surveyed businesses.

Small businesses (1-19 employees) comprised nearly 84.3% of businesses in Aurora, employing 25.3% of total jobs.



Development Activity

Projects Under Construction		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
212-218 Earl Stewart Dr	Industrial	34,400
248 Earl Stewart Dr	Medical Office	7,100
Base Tech Consulting	Industrial/ Warehouse	20,200
Bulk Barn	Office/Warehouse	338,000

Recently Opened Businesses/Completed Projects		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
Aww Shucks	Restaurant (Retail)	12,000
Niche Décor	Industrial/Warehouse	13,900
Target	Retail	121,000
Tilemaster	Industrial/Warehouse	49,000

The following is an overview of some of the recently opened businesses and projects that were under construction in Aurora in 2013.

EAST GWILLIMBURY

HIGHLIGHTS

Population in June 2013:	24,786
2013 surveyed employment[1]:	7,126
2013 total employment estimate[2]:	9,300
Businesses surveyed:	338
Share of total regional employment:	1.7%
2012-2013 employment growth:	15.5% or 957 jobs
2012-2013 business growth:	5.3%
2003-2013 average annual employment growth:	6.6%
2003-2013 average annual business growth:	1.6%
Largest employment sector in 2013:	Retail Trade, 23.8%
Fastest growing sector, 2012-2013 (net job growth):	Construction, 457 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Admin. & Support Services, 38.7%

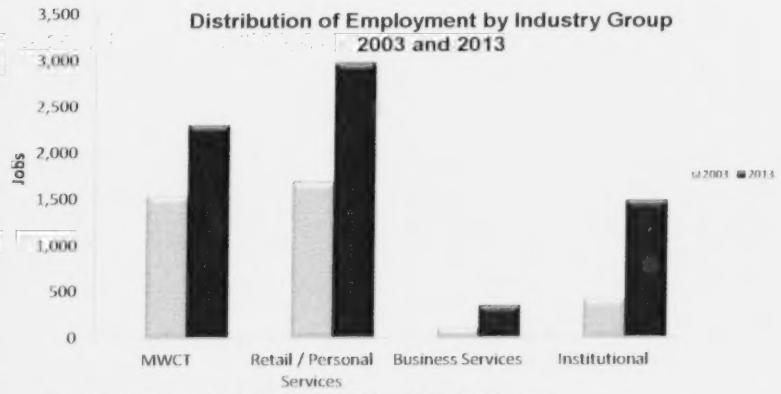
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

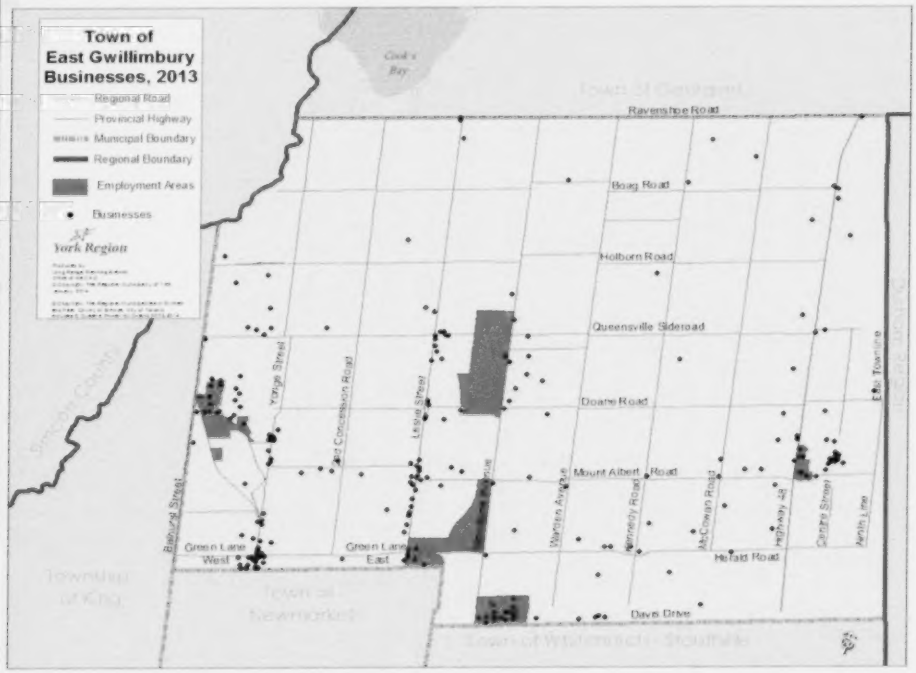
[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey

Surveyed Employment Overview

East Gwillimbury's employment grew to 7,126 jobs in 2013, an increase of nearly 15.5% (957 jobs) from 2012. Between 2003 and 2013, the Town nearly doubled its employment base, from 3,744 jobs to 7,126 jobs, an increase of 90.3%. The retail/personal services industry group posted the largest employment gain between 2003 and 2013, adding 1,298 jobs, followed by institutional (1,068 jobs), MWCT (773 jobs) and business services (246 jobs).



Note: refer to the appendix for a detailed definition of each industry group

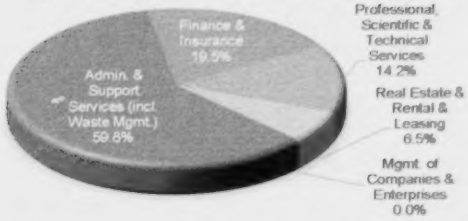


EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

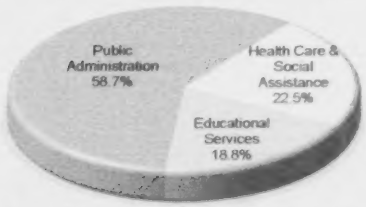
Total 2013 Surveyed Employment:353Jobs
2012-2013 Growth: 40.1% or 101 Jobs


Finance & Insurance 19.5%
Professional, Scientific & Technical Services 14.2%
Admin. & Support, Services (incl. Waste Mgmt.) 59.8%
Real Estate & Rental & Leasing 6.5%
Mgmt. of Companies & Enterprises 0.0%

The administration and support services sector represented 59.8% of employment in this industry group, with 211 jobs and also recorded the largest growth, increasing by 92 jobs or 77.3% between 2012 and 2013.

Institutional

Total 2013 Surveyed Employment: 1,486 Jobs
2012-2013 Growth: 10.6% or 142Jobs

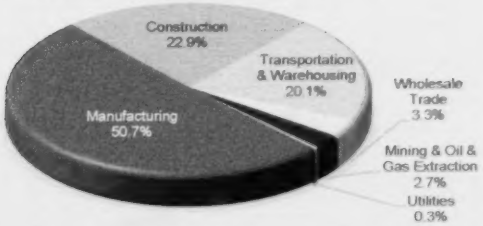


Public administration represented nearly 60% (872 jobs) of institutional employment.

The health care and social assistance sector posted the largest growth from 2012 to 2013, increasing by 23.2%, or 63 jobs.

MWCT

Total 2013 Surveyed Employment: 2,308 Jobs
2012-2013 Growth: 43.4% or 698 Jobs

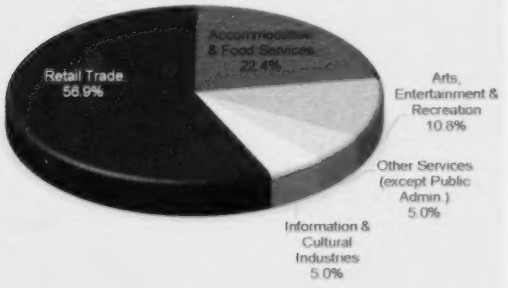


The manufacturing sector comprised the largest share of employment within this industry group, with nearly 1,170 jobs.

Between 2012 and 2013, the construction sector experienced the largest growth, increasing by 457 jobs.

Retail/Personal Services

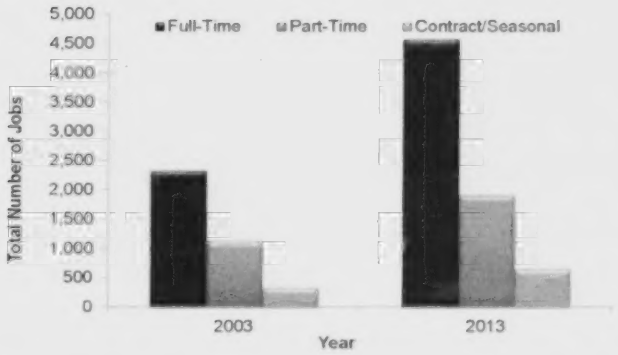
Total 2013 Surveyed Employment: 2,979 Jobs
2012-2013 Growth: 0.5% or 16 Jobs


Accommodation & Food Services 22.4%
Retail Trade 56.9%
Arts, Entertainment & Recreation 10.8%
Other Services (except Public Admin.) 5.0%
Information & Cultural Industries 5.0%

In 2013, 1,700 jobs were recorded in the retail trade sector.

This sector also exhibited the largest growth within this group between 2012 and 2013, increasing by 95 jobs.

Employment by Type of Worker

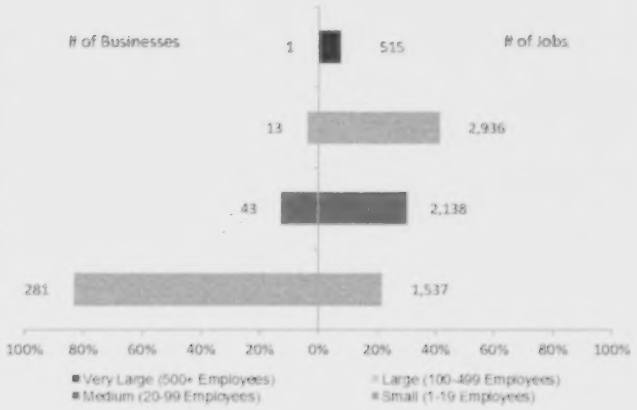


Between 2003 and 2013, full-time employment in East Gwillimbury increased by 2,270 jobs (61.0 %).

In the past ten years, the share of part-time employment declined from 29.5% in 2003 to 26.7% in 2013 while contract/seasonal employment increased from 8.9% to 9.1%.

Business by Size

Small businesses (1-19 employees) comprised over 80% of surveyed businesses in East Gwillimbury in 2013, accounting for 1,537 jobs.
In 2013, over 40% of the Town's employment was found in large-sized firms (100–499 employees), which represent only 3.8% of total surveyed businesses.



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
Extreme Pita	Restaurant	1,180
LCBO	Retail	12,048
Mucho Burrito	Restaurant	1,862
Phoebe Gilman Public School	Institutional	71,362
Southdown Institution	Institutional	33,002
Subway Restaurant	Restaurant	1,213

Projects Under Construction		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
Fieldgate - Retail B-6	Retail	5,500
Fieldgate - Retial B-7	Retail	5,500
Robert Munsch Public School	Institutional	54,993

The following is an overview of some of the recently opened businesses and projects that were under construction in East Gwillimbury in 2013.

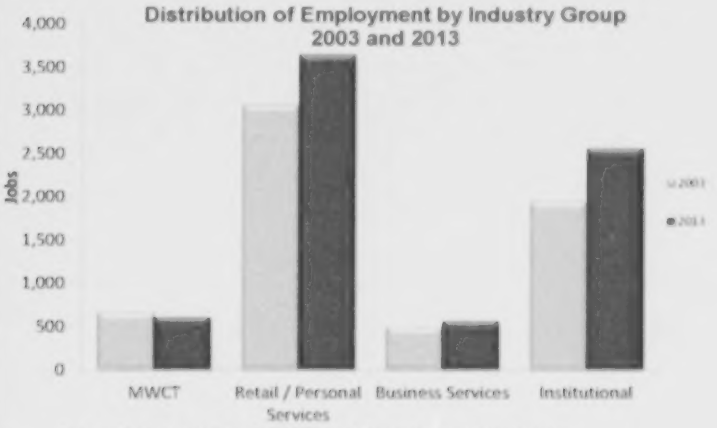
GEORGINA

HIGHLIGHTS	
Population in June 2013:	47,361
2013 surveyed employment[1]:	7,407
2013 total employment estimate[2]:	8,750
Businesses surveyed:	698
Share of total regional employment:	1.6%
2012-2013 employment growth	9.3% or 629 jobs
2012-2013 business growth:	1.5%
2003-2013 average annual employment growth:	1.8%
2003-2013 average annual business growth:	0.6%
Largest employment sector in 2013:	Retail Trade, 22.2%
Fastest growing sector, 2012-2013 (net job growth):	Transportation & Warehousing, 134 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Admin. & Support Services, 10.1%

Source: York Region Long Range Planning Branch, Office of the CAO, 2013.
[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.
[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey

Surveyed Employment Overview

Georgina's employment was 7,407 in 2013, a 9.3% increase from 2012. On an average annual basis, employment in Georgina has grown by 1.8% between 2003 and 2013, or a total of 1,200 jobs. The institutional industry group posted the largest employment gains over the ten year period with 614 jobs, or an average annual increase of 2.8%, followed by retail/personal services (581 jobs) and business services (67 jobs). The MWCT industry group experienced a slight decline, with a loss of 53 jobs over the ten year period.



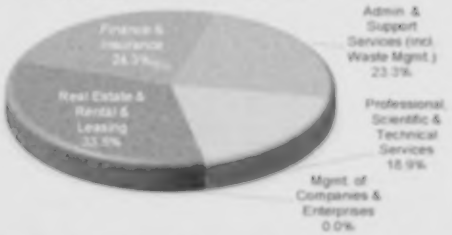
Note: refer to the appendix for a detailed definition of each industry group

EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

Total 2013 Surveyed Employment: 571 Jobs
2012-2013 Growth: 7.1% or 38 Jobs

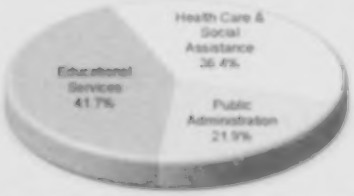

Admin & Support Services (incl. Waste Mgmt.) 23.3%
Professional, Scientific & Technical Services 18.9%
Mgmt. of Companies & Enterprises 0.0%
Real Estate & Rental & Leasing 33.5%
Finance & Insurance 24.3%

The real estate and rental and leasing sector comprised the largest share of employment with 33.5% or 191 jobs in 2013.

The administrative and support services sector was the main driver of growth in this industry group between 2012 and 2013, increasing by 22.0% or 24 jobs.

Institutional

Total 2013 Surveyed Employment: 2,569 Jobs
2012-2013 Growth: 10.1% or 236 Jobs



In 2013, the educational services sector represented 41.7% of employment (1,072 jobs).

Public administration increased the most between 2012 and 2013, with 125 jobs or 28.6%.

MWCT

Total 2013 Surveyed Employment: 614 Jobs
2012-2013 Growth: 21.8% or 110 Jobs

The largest share of employment in 2013 was the transportation and warehousing sector (238 jobs or 38.8%). This sector also experienced the largest employment growth, increasing from 104 jobs in 2012 to 238 jobs in 2013.

Retail/Personal Services

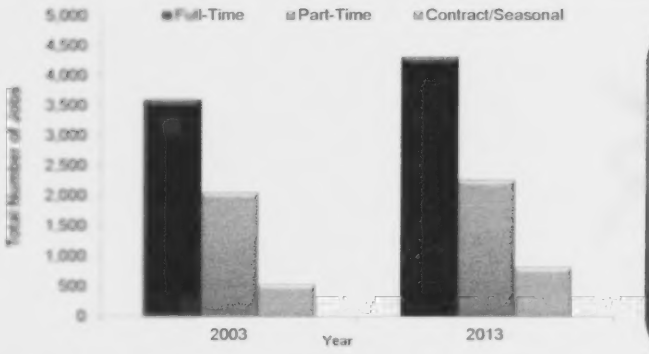
Total 2013 Surveyed Employment: 3,653 Jobs
2012-2013 Growth: 7.2% or 246 Jobs

Arts, Entertainment & Recreation 12.4%
Accommodation & Food Services 30.4%
Other Services (except Public Admin.) 10.1%
Retail Trade 45.1%
Information & Cultural Industries 2.1%

The retail trade sector accounted for the largest share of employment with 45.1%, or 1,647 jobs.

The accommodation and food services sector posted the largest gains, increasing by 89 jobs, or 8.7% between 2012 and 2013.

Employment by Type of Worker

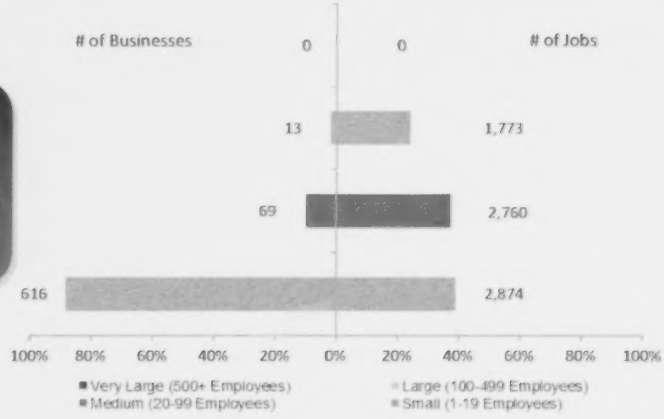


Full-time employment in Georgina was 4,318 in 2013, comprising approximately 58.3% of surveyed employment, an increase from 3,606 jobs or 58.1% in 2003.

The share of part-time jobs decreased from 33.2% to 30.6% between 2003 and 2013, while contract/seasonal employment, increased to 821 jobs, or 11.1% in 2013 from 540 jobs or 8.7% in 2003.

Business by Size

In 2013, businesses employing less than 20 employees accounted for the largest share of surveyed businesses (88.3%) and the largest share of employment (38.8%).



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	Land Use	Building Size (sq. ft.)
Mark's Work Warehouse	Retail	8,019
Municipal Community Hall	Institutional	4,413
Office Spaces	Commercial	4,003
Storage Unit Complex	Industrial	5,720
York Region EMS	Institutional	2,477

The following is an overview of some of the recently opened businesses and projects that were under construction in Georgina in 2013.

KING

HIGHLIGHTS

Population in June 2013:	23,476
2013 surveyed employment[1]:	6,366
2013 total employment estimate[2]:	8,500
Businesses surveyed:	401
Share of total regional employment:	1.6%
2012-2013 employment growth	2.8% or 175 jobs
2012-2013 business growth:	2.8%
2003-2013 average annual employment growth:	3.1%
2003-2013 average annual business growth:	1.2%
Largest employment sector in 2013:	Construction, 16.6%
Fastest growing sector, 2012-2013 (net job growth):	Construction, 89 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Wholesale Trade, 16.6%

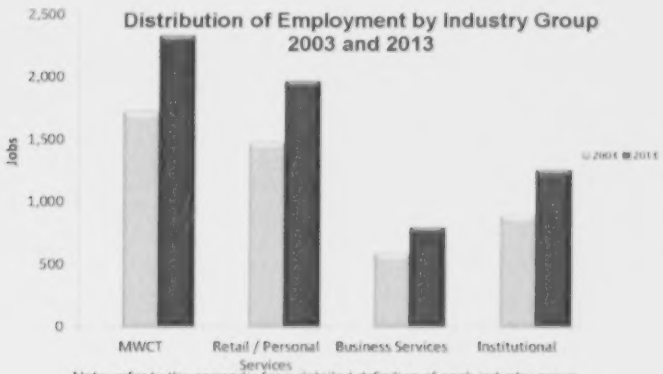
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

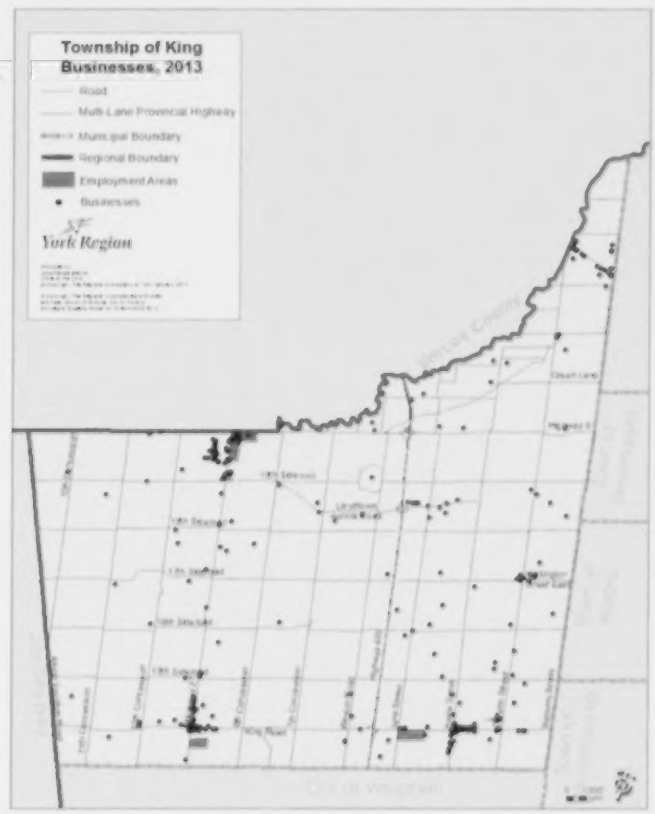
[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey

Surveyed Employment Overview

Between 2012 and 2013, surveyed employment increased by 2.8%, growing from 6,191 to 6,366 jobs. King's employment increased from 4,695 in 2003 to 6,366 in 2013. Over the past ten years, the MWCT industry group experienced the largest employment increase, with 614 jobs, followed by retail/personal services (490 jobs), institutional (363 jobs) and business services (208 jobs).



Note: refer to the appendix for a detailed definition of each industry group



EMPLOYMENT BY INDUSTRY GROUP

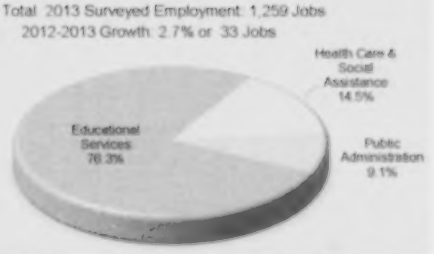
(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

Total 2013 Surveyed Employment: 801 Jobs
2012-2013 Growth: -1.5% or -12 Jobs
Mgmt. of Companies & Enterprises 21.7%
Professional, Scientific & Technical Services 20.3%
Real Estate & Rental & Leasing 31.8%
Finance & Insurance 12.0%
Admin. & Support Services (excl. Waste Mgmt.) 14.1%

The real estate and rental and leasing sector comprised the largest share of employment in 2013, with 31.8% or 255 jobs and also posted the largest employment increase, (23 jobs) from 2012 to 2013.

Institutional


Total 2013 Surveyed Employment: 1,259 Jobs
2012-2013 Growth: 2.7% or 33 Jobs
Health Care & Social Assistance 14.5%
Educational Services 76.3%
Public Administration 9.1%

The educational services sector held the largest share of employment in 2013, accounting for 76.3%, or 961 jobs.

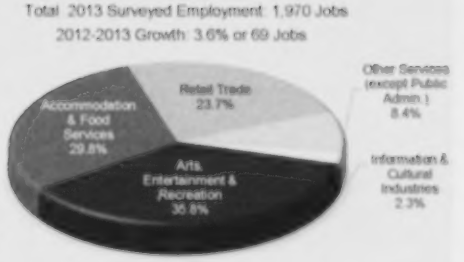
Health care and social assistance recorded the largest growth between 2012 and 2013, increasing by 9.6%, or 16 jobs.

MWCT

Total 2013 Surveyed Employment: 2,336 Jobs
2012-2013 Growth: 3.8% or 85 Jobs
Transportation & Warehousing 14.8%
Wholesale Trade 14.9%
Manufacturing 27.2%
Utilities 0.6%
Mining & Oil & Gas Extraction 0.0%
Construction 42.5%

The construction sector comprised the largest share of employment in 2013 with 42.5% or 993 jobs and also posted the largest employment gains between 2012 and 2013, increasing by 9.8% or 89 jobs.

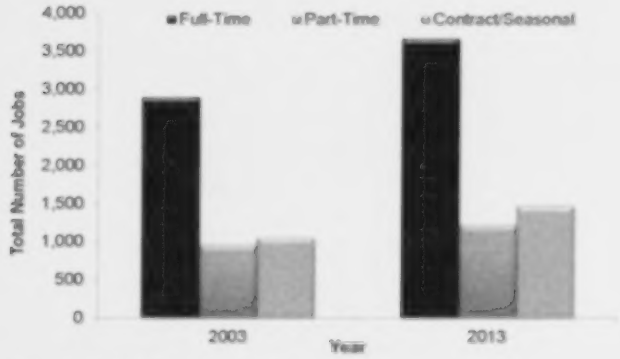
Retail/Personal Services


Total 2013 Surveyed Employment: 1,970 Jobs
2012-2013 Growth: 3.6% or 69 Jobs
Other Services (except Public Admin.) 8.4%
Retail Trade 23.7%
Accommodation & Food Services 29.8%
Information & Cultural Industries 2.3%
Arts, Entertainment & Recreation 35.8%

The arts, entertainment and recreation sector held the largest share of employment in 2013, accounting for 705 jobs or 35.8%.

Retail trade posted the largest employment gains, increasing by 50 jobs or 12.0% between 2012 and 2013.

Employment by Type of Worker



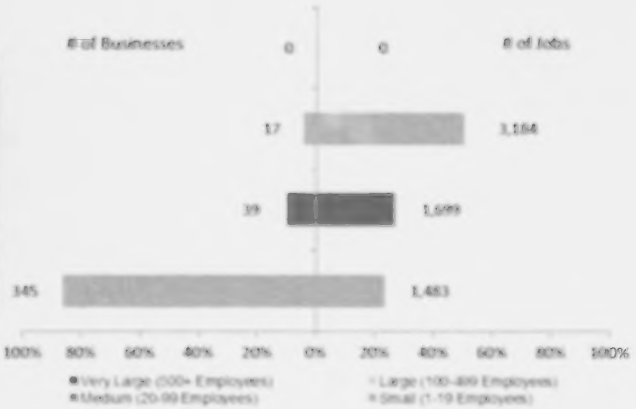
Between 2003 and 2013, full-time employment increased by 798 jobs (27.8%), part-time by 364 jobs (42.3%) and contract/seasonal by 509 jobs (53.0%).

Full-time jobs accounted for over half of employment in King (57.7%), followed by contract/seasonal (23.1%) and part-time (19.2%) in 2013.

Business by Size

In 2013, large-sized businesses (100-499 employees) employed 50% of the Town's employment (3,184 jobs).

Small-sized businesses comprised 86.0% of total businesses in King and represented 23.3% (1,483jobs) of employment in 2013.



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
CC Haven Inc.	Retail	1,000
Charmed Dance Academy	Personal Services Fitness	1,400
Il Giardino Toscano	Full Service Restaurant	1,400
In This Corner Bar & Grill	Full Service Restaurant	1,500
King City Dental	Personal Services Health	1,100
Misoya Sushi	Full Service Restaurant	900
RBC Royal Bank	Financial Institution Personal Services	4,000
Subway Restaurant	Food & Beverage Services	891
Trends Realty Inc.	Professional Office	850

Projects Under Construction		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
LCBO	Retail	7,040
Nobleton Commercial Plaza	Retail/Commercial Multi-Unit	7,700
Schomberg Sheet Metal	Light Industrial	4,350
Scotia Bank	Financial Institution Personal Services	4,460

The following is an overview of some of the recently opened businesses and projects that were under construction in King in 2013.

MARKHAM

HIGHLIGHTS

Population in June 2013:	327,028
2013 surveyed employment[1]:	149,583
2013 total employment estimate[2]:	164,300
Businesses surveyed:	9,015
Share of total regional employment:	30.0%
2012-2013 employment growth	4.3% or 6,170 jobs
2012-2013 business growth:	6.0%
2003-2013 average annual employment growth:	1.9%
2003-2013 average annual business growth:	2.3%
Largest employment sector in 2013:	Professional, Scientific & Technical Services, 15.2%
Fastest growing sector, 2012-2013 (net job growth):	Information & Cultural Industries, 1,306 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Health Care & Social Assistance, 8.2%

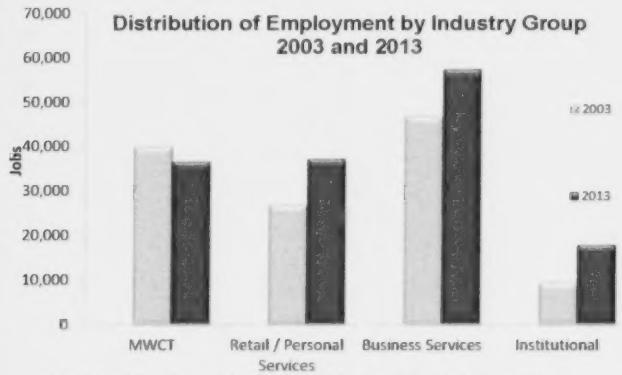
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey.

Surveyed Employment Overview

Markham's employment grew from 143,413 jobs in 2012 to 149,583 jobs in 2013, representing an increase of 4.3%. Between 2003 and 2013, the City grew by 1.9% on an average annual basis and added 25,726 jobs to its employment base. In the past ten years, the business services industry group posted the largest employment gains, increasing by 10,527 jobs, followed by retail/personal services (10,333 jobs) and institutional (8,502 jobs) while the MWCT industry group experienced a decline of 3,364 jobs.



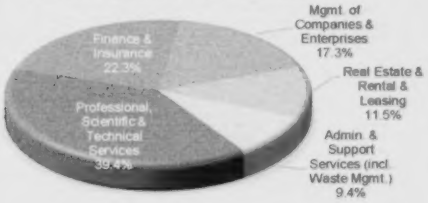
Note: refer to the appendix for a detailed definition of each industry group.

EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

Total 2013 Surveyed Employment: 57,503Jobs
2012-2013 Growth: 3.7% or 2,052Jobs

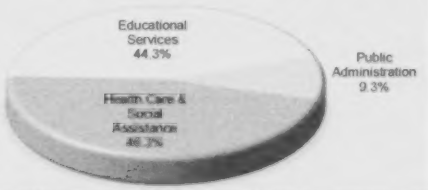

Mgmt. of Companies & Enterprises 17.3%
Real Estate & Rental & Leasing 11.5%
Admin. & Support Services (incl. Waste Mgmt.) 9.4%
Professional, Scientific & Technical Services 39.4%
Finance & Insurance 22.3%

The professional, scientific and technical services sector comprised the largest share of employment in 2013 with 39.4% or 22,679 jobs.

Between 2012 and 2013, the real estate and rental and leasing sector posted the largest employment gains, increasing by 897 jobs or 15.7%.

Institutional

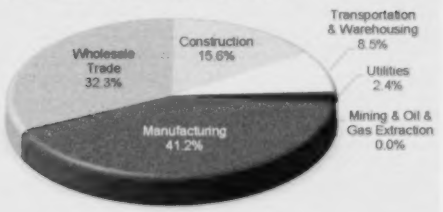
Total 2013 Surveyed Employment: 17,971Jobs
2012-2013 Growth: 7.1% or 1,197 Jobs



The largest share of 2013 employment was in the health care and social assistance sector, accounting for 46.3% or 8,322 jobs in 2013. This sector also posted the largest employment gain, increasing by 556 jobs or 7.2% between 2012 and 2013.

MWCT

Total 2013 Surveyed Employment: 36,734Jobs
2012-2013 Growth: 1.0% or 359 Jobs

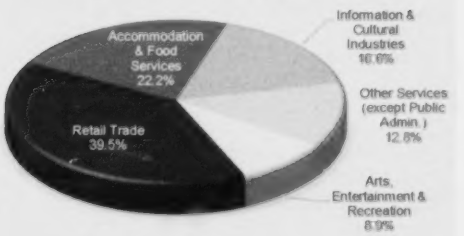


The manufacturing sector, held the largest share of employment in 2013, with 41.2% or 15,134 jobs.

The construction sector posted the largest employment gains, increasing by 817 jobs, or 16.6% between 2012 and 2013.

Retail/Personal Services

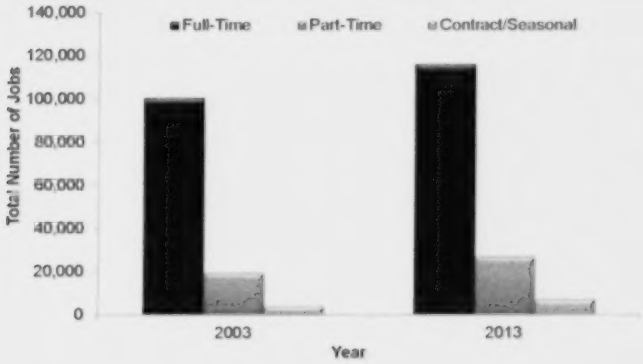
Total 2013 Surveyed Employment: 37,375 Jobs
2012-2013 Growth: 7.4% or 2,562 Jobs


Information & Cultural Industries 10.6%
Accommodation & Food Services 22.2%
Other Services (except Public Admin.) 12.8%
Retail Trade 39.5%
Arts, Entertainment & Recreation 8.9%

The retail trade sector accounted for the largest share of employment, representing 39.5% or 14,757 jobs in 2013.

The information and cultural industries sector recorded the largest employment increase, with 1,306 jobs or 26.7% for 2012 to 2013.

Employment by Type of Worker



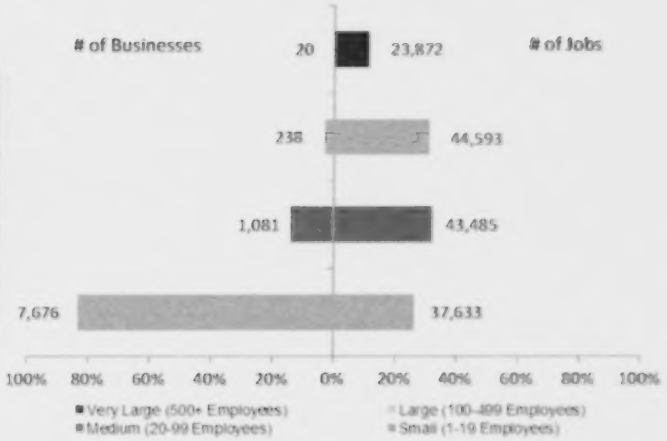
Full-time employment accounted for 77.5% of total employment in Markham in 2013, compared to 81.1% in 2003.

The proportion of part-time and contract/seasonal employment has increased slightly between 2003 and 2013. Part-time employment increased from 15.7% in 2003 to 17.9% in 2013, while contract/seasonal increased from 3.2% to 4.5%.

Business by Size

In 2013, 85.1% of the City's businesses were small-sized firms (1-19 employees) and accounted for 25.2% of jobs.

Medium-sized (20-99 employees) and large-sized (100-499 employees) firms represented over half of the City's jobs, at 58.9% or 88,078 jobs.



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	Land Use	Building Size (sq. ft.)
Dialog	Office	4,488
DST Output	Industrial	129,171
Rice Commercial Group	Office	5,237
Wemat Holdings Limited	Office	4,443

Projects Under Construction		
Business Name/Developer	Land Use	Building Size (sq. ft.)
1794391 Ontario Inc.	Hotel/Office	80,384
1891514 Ontario Inc.	Office	32,300
JM Hospitality & HDBB Investme	Hotel	65,874
King Square	Office	5,700
Remington Group	Office	93,646

The following is an overview of some of the recently opened businesses and projects that were under construction in Markham in 2013.

NEWMARKET

HIGHLIGHTS

Population in June 2013:	86,819
2013 surveyed employment[1]:	40,027
2013 total employment estimate[2]:	43,750
Businesses surveyed:	2,388
Share of total regional employment:	5.0%
2012-2013 employment growth	1.2% or 458 jobs
2012-2013 business growth:	0.1%
2003-2013 average annual employment growth:	1.4%
2003-2013 average annual business growth:	1.6%
Largest employment sector in 2013:	Health Care & Social Assistance, 18.1%
Fastest growing sector, 2012-2013 (net job growth):	Health Care & Social Assistance, 499 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Professional, Scientific & Technical services, 5.1%

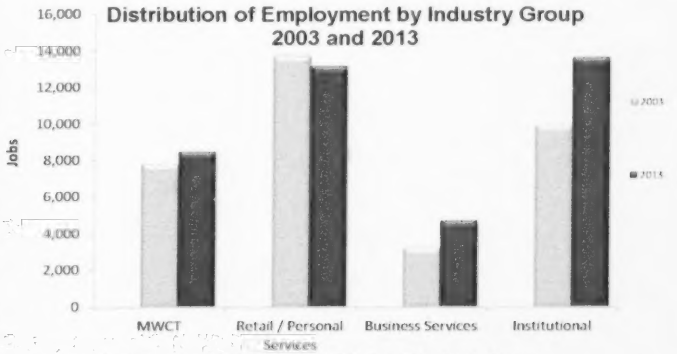
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey

Surveyed Employment Overview

Employment in the Town of Newmarket between 2012 and 2013, increased by 1.2% or 458 jobs. In the past ten years, the Town's employment has grown from 34,730 jobs in 2003 to 40,027 in 2013, representing an average annual increase of 1.4%. During this time period, the institutional industry group posted the largest employment gains, increasing by a total of 3,709 jobs, followed by business services (1,483 jobs) and MWCT (691 jobs) while retail/personal services declined by 552 jobs.



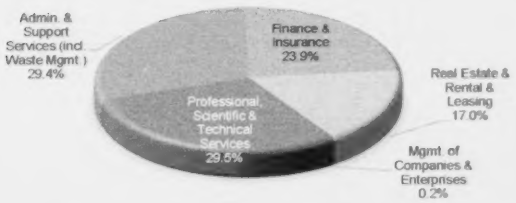
Note: refer to the appendix for a detailed definition of each industry group.

EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

Total 2013 Surveyed Employment: 4,730 Jobs
2012-2013 Growth: 0.5% or 22 Jobs

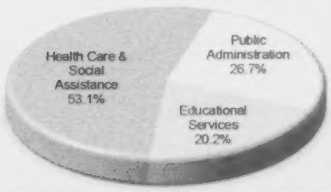

Admin. & Support Services (incl. Waste Mgmt.) 29.4%
Finance & Insurance 23.9%
Real Estate & Rental & Leasing 17.0%
Professional, Scientific & Technical Services 29.5%
Mgmt. of Companies & Enterprises 0.2%

In 2013, 29.5% of employment was concentrated in the professional, scientific and technical services sector (1,397 jobs).

Real estate and rental and leasing and administrative and support services sectors posted gains of 84 jobs (11.7%) and 23 jobs (1.7%) between 2012 and 2013, while the finance and insurance and professional, scientific and technical services sectors both experienced declines in employment.

Institutional

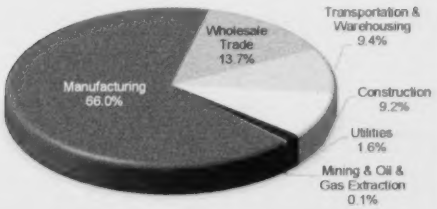
Total 2013 Surveyed Employment: 13,628 Jobs
2012-2013 Growth: 5.7% or 733 Jobs



The health care and social assistance sector represented 53.1% of employment or 7,243 jobs in 2013. This sector also posted the largest employment gains between 2012 and 2013, increasing by 7.4% or 499 jobs.

MWCT

Total 2013 Surveyed Employment: 8,502 Jobs
2012-2013 Growth: 0.1% or 10 Jobs

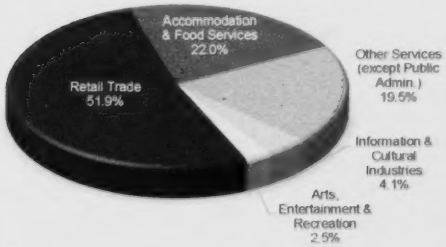


The manufacturing sector held the largest share of employment in 2013, representing 5,610 jobs or 66.0% and also posted the largest employment gain between 2012 and 2013, increasing by 496 jobs or 9.7%.

The construction sector experienced a decline of 455 jobs between 2012 and 2013. Much of this loss can be attributed to a large construction firm relocating to another municipality.

Retail/Personal Services

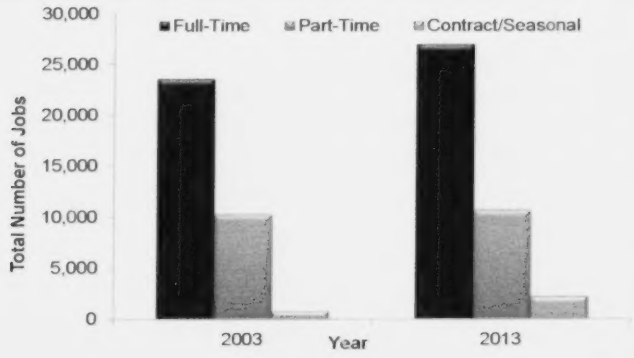
Total 2013 Surveyed Employment: 13,167 Jobs
2012-2013 Growth: -2.3% or -307 Jobs


Accommodation & Food Services 22.0%
Other Services (except Public Admin.) 19.5%
Retail Trade 51.9%
Information & Cultural Industries 4.1%
Arts, Entertainment & Recreation 2.5%

Despite employment declines in retail trade in 2013, the sector accounted for over 50% of employment (6,838 jobs).

Between 2012 and 2013, the other services sector experienced the largest growth, increasing by 4.7% or 116 jobs.

Employment by Type of Worker



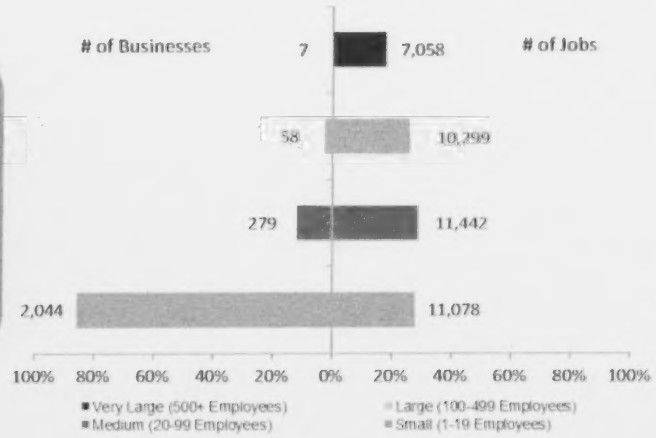
Newmarket's share of full-time employment has remained relatively unchanged over the past ten years, decreasing from 68.0% in 2003 to 67.8% in 2013.

Part-time employment has declined from 29.7% in 2003 to 26.7% in 2013, while contract/seasonal employment has increased from 2.3% in 2003 to 5.5% in 2013.

Business by Size

Small sized firms (1-19 employees) accounted for 85.6% of all businesses within the Town as well as 27.7% of employment in 2013.

The large-sized firms (500+) experienced the largest employment growth from 2012 to 2013, increasing by 908 jobs or 14.8%.



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	Land Use	Building Size (sq. ft.)
1576679 Ontario Inc.	Industrial	33,411
Maple Hill Contractors	Industrial	55,000
NMV Bogartown: Pfaff Volkswagen	Commercial	49,923
Pfaff Motors	Commercial	37,092
Shoppers Drug Mart & Medical Clinic	Commercial	23,566
W.J. Shanahan Limited	Commercial	28,954

Projects Under Construction		
Business Name/Developer	Land Use	Building Size (sq. ft.)
Garden Commercial (Newmarket) Inc.	Commercial	71,542
Maple Hill Contractors	Industrial	46,747
PG Properties Ltd.	Industrial	24,407
Preston Group	Office/Retail	14,750
Renessa Retirement	Institutional	164,434
TS Tech Inc.	Industrial	71,517

The following is an overview of some of the recently opened businesses and projects that were under construction in Newmarket in 2013.

RICHMOND HILL

HIGHLIGHTS

Population in June 2013:	196,619
2013 surveyed employment[1]:	64,036
2013 total employment estimate[2]:	74,290
Businesses surveyed:	4,222
Share of total regional employment:	13.6%
2012-2013 employment growth	4.1% or 2,512 jobs
2012-2013 business growth:	3.7%
2003-2013 average annual employment growth:	1.9%
2003-2013 average annual business growth:	2.4%
Largest employment sector in 2013:	Retail Trade, 12.8%
Fastest growing sector, 2012-2013 (net job growth):	Health Care & Social Assistance, 683 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Transportation & Warehousing, 9.5%

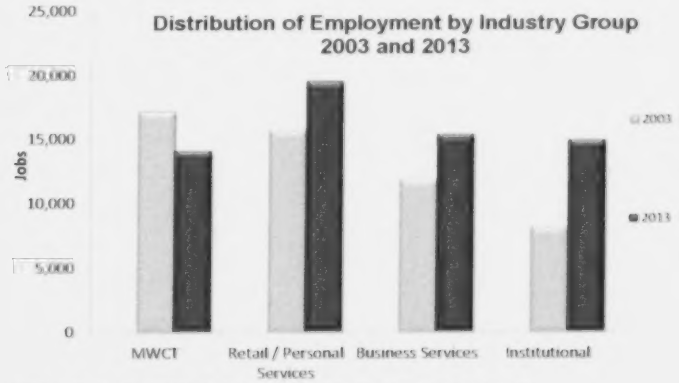
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

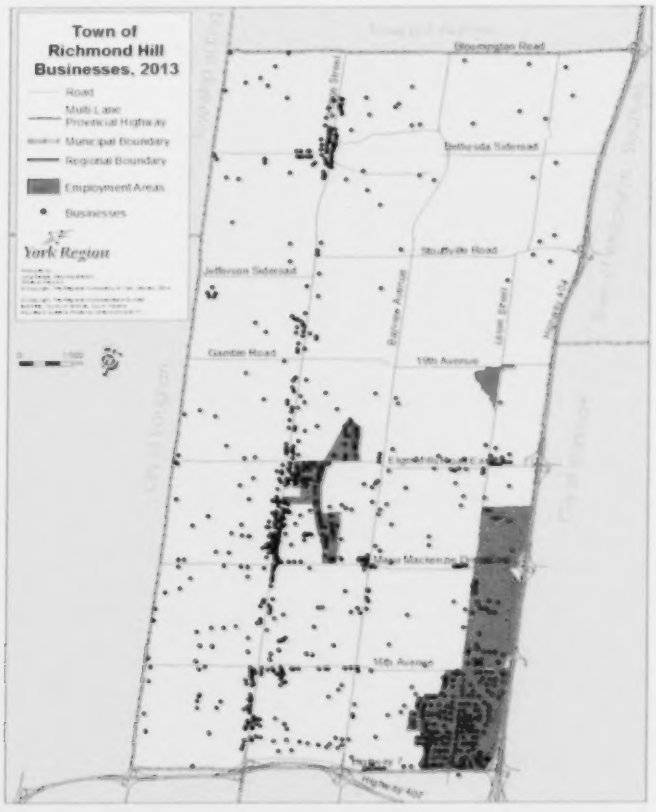
[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey.

Surveyed Employment Overview

Employment in the Town of Richmond Hill increased by 4.1%, or 2,512 jobs between 2012 and 2013. Over the past ten years, employment has increased by 10,970 jobs or 1.9% on an average annual basis. The institutional industry group experienced the largest employment increase between 2003 and 2013, growing by 6,759 jobs, followed by retail/personal services (3,817 jobs) and business services (3,516 jobs), while the MWCT industry group experienced a decline of 3,062 jobs.



Note: refer to the appendix for a detailed definition of each industry group.

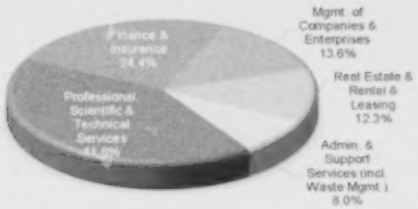


EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

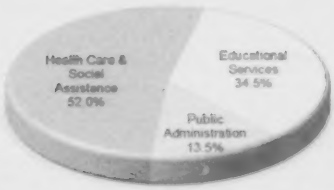
Total 2013 Surveyed Employment: 15,403 Jobs
2012-2013 Growth: 13.4% or 1,826 Jobs


Mgmt. of Companies & Enterprises 13.6%
Real Estate & Rental & Leasing 12.3%
Admin. & Support Services (incl. Waste Mgmt.) 8.0%
Professional, Scientific & Technical Services 41.5%
Finance & Insurance 24.4%

The professional, scientific and technical services sector comprised the largest share of employment (41.5% or 6,415 jobs) in 2013 and posted the largest employment gain, increasing by 610 jobs or 10.5% between 2012 and 2013.

Institutional

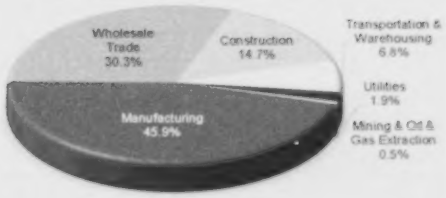
Total 2013 Surveyed Employment: 14,956 Jobs
2012-2013 Growth: 7.7% or 1,071 Jobs



The health care and social assistance sector represented over 50% of employment (7,776 jobs) in 2013. This sector also recorded the largest employment growth between 2012 and 2013, increasing by 9.6% or 683 jobs.

MWCT

Total 2013 Surveyed Employment: 14,136 Jobs
2012-2013 Growth: 3.3% or 446 Jobs

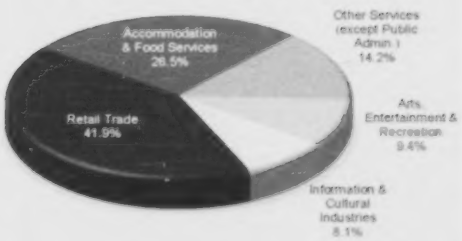


The manufacturing sector accounted for the largest share of employment, with 45.9% or 6,483 jobs in 2013.

The construction sector posted the largest job gains, adding 274 jobs or an increase of 15.2% between 2012 and 2013.

Retail/Personal Services

Total 2013 Surveyed Employment: 19,541 Jobs
2012-2013 Growth: -4.1% or -831 Jobs

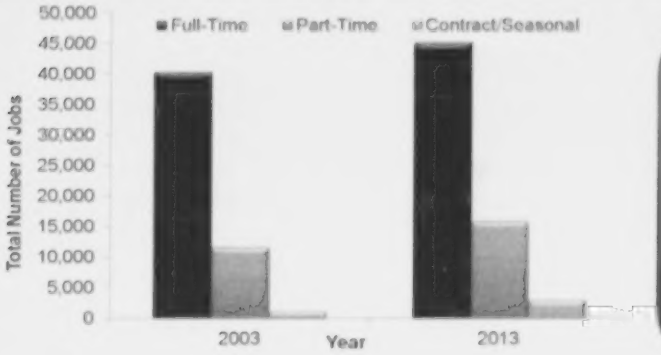

Accommodation & Food Services 26.5%
Other Services (except Public Admin.) 14.2%
Retail Trade 41.9%
Arts, Entertainment & Recreation 9.4%
Information & Cultural Industries 8.1%

Retail trade represented 41.9% (8,182 jobs) of employment in 2013.

The arts, entertainment and recreation experienced the largest employment gains, increasing by 323 jobs or 21.4% between 2012 and 2013.

Over the past year, the retail/personal services industry group experienced a decline of 4.1% or 831 jobs. This decline was due to a major employer within the information and cultural industries sector relocating to another municipality.

Employment by Type of Worker



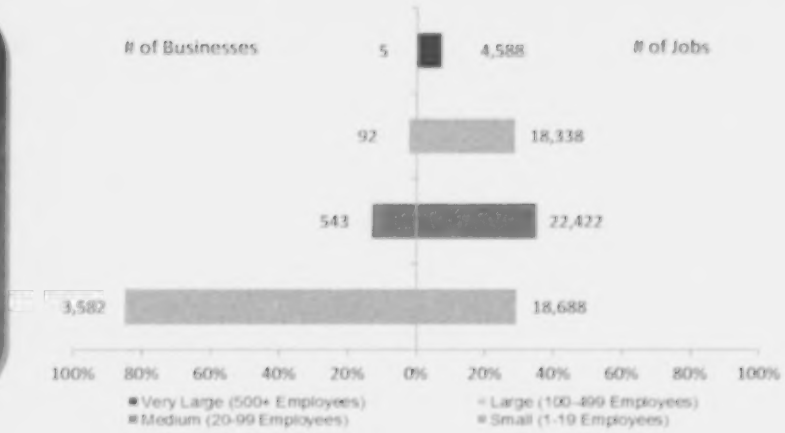
Full-time employment continues to comprise the largest share of employment, despite slightly declining from 76.1% in 2003 to 70.6% of total employment in 2013

In contrast, part-time and contract/seasonal employment continues to increase. Part-time employment accounted for 21.9% of jobs in 2003, compared to 24.8% in 2013 and contract/seasonal increased from 2.0% to 4.6% during the same ten year period.

Business by Size

In 2013, medium-sized businesses (20-99 employees) accounted for 35.0% of jobs and 12.9% of the Town's total surveyed businesses.

Small-sized firms (1-19 employees) made up the largest share of businesses (84.8%) in 2013 and employed 29.2% of the Town's total jobs.



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
Canada Post	Industrial	35,315
E.Excell LLC	Commercial	-
Mayhew and Associates	Office	119,888
Wired Messenger	Commercial	-

Projects Under Construction		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
Oak Ridges Retail Group Limited	Commercial	14,681
Oak Ridges Retail Group Limited	Commercial	14,939
Oxford Properties Group	Commercial	24,767
York Region Rapid Transit Corporation	Industrial	402,946
York Region Rapid Transit Corporation	Commercial	78,721

The following is an overview of some of the recently opened businesses and projects that were under construction in Richmond Hill in 2013.

VAUGHAN

HIGHLIGHTS

Population in June 2013:	313,490
2013 surveyed employment[1]:	186,019
2013 total employment estimate[2]:	199,470
Businesses surveyed:	10,231
Share of total regional employment:	36.4%
2012-2013 employment growth	5.5% or 9,723 jobs
2012-2013 business growth:	3.0%
2003-2013 average annual employment growth:	3.4%
2003-2013 average annual business growth:	3.8%
Largest employment sector in 2013:	Manufacturing, 23.0%
Fastest growing sector, 2012-2013 (net job growth):	Construction, 2,852 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Health Care & Social Assistance, 9.9%

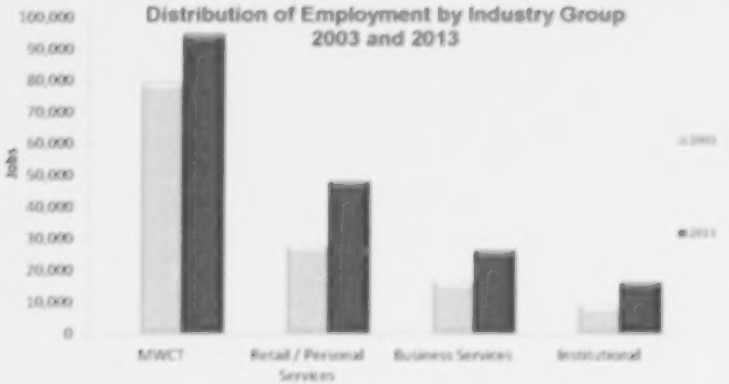
Source: York Region Long Range Planning Branch, Office of the CAO, 2013

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey

Surveyed Employment Overview

Between 2012 and 2013, employment in Vaughan grew by 5.5% or 9,723 jobs. Between 2003 and 2013, employment increased from 133,751 jobs to 186,019, an average annual increase of 3.4% or a total of 52,268 jobs. Over the past ten years, the retail/personal services industry group posted the largest employment gain, increasing by 20,287 jobs followed by the MWCT industry group (15,423 jobs), business services (9,789 jobs) and institutional (7,296 jobs).

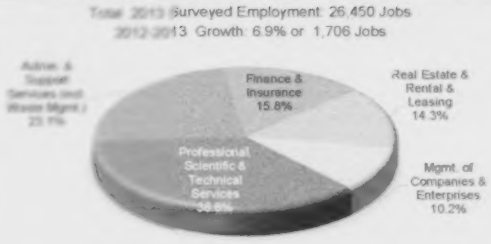


Note: refer to the appendix for a detailed definition of each industry group

EMPLOYMENT BY INDUSTRY GROUP

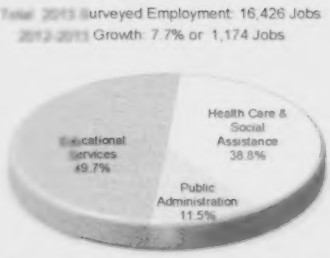
(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services


Total 2013 Surveyed Employment: 26,450 Jobs
2012-2013 Growth: 6.9% or 1,706 Jobs
Admin. & Support Services (incl. Waste Mgmt.) 23.1%
Finance & Insurance 15.8%
Real Estate & Rental & Leasing 14.3%
Professional, Scientific & Technical Services
Mgmt. of Companies & Enterprises 10.2%

The professional, scientific and technical services sector held the largest share of employment, accounting for 36.6% or 9,683 jobs. This sector also posted the largest employment gains between 2012 and 2013, increasing by 730 jobs or 8.2%.

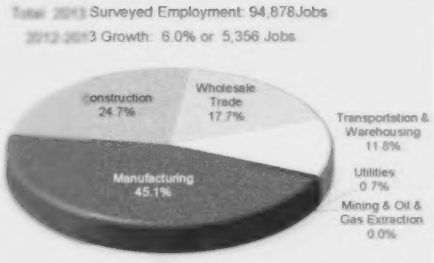
Institutional


Total 2013 Surveyed Employment: 16,426 Jobs
2012-2013 Growth: 7.7% or 1,174 Jobs
Educational Services 49.7%
Health Care & Social Assistance 38.8%
Public Administration 11.5%

Employment in the educational services sector accounted for approximately 50% of employment or 8,158 jobs.

Between 2012 and 2013, the health care and social assistance sector recorded the largest employment increase, with 14.7% or 815 jobs.

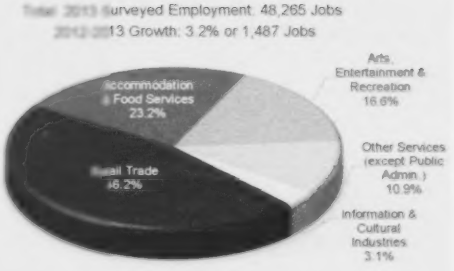
MWCT



Nearly 50% of total employment in 2013 was in the manufacturing sector, with 42,828 jobs.

Between 2012 and 2013, the construction sector experienced the largest employment increase, posting a gain of 2,852 jobs or 13.9%.

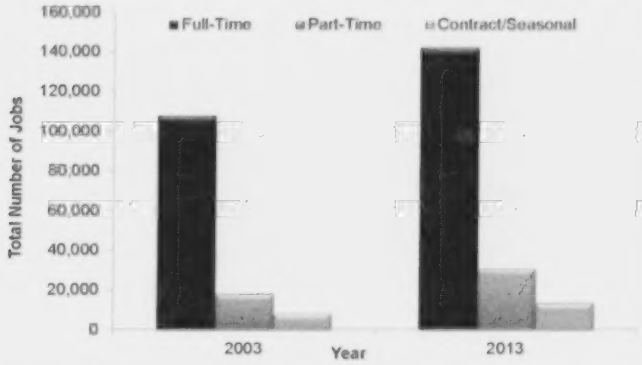
Retail/Personal Services


Total 2013 Surveyed Employment: 48,265 Jobs
2012-2013 Growth: 3.2% or 1,487 Jobs
Accommodation & Food Services 23.2%
Arts, Entertainment & Recreation 16.6%
Other Services (except Public Admin.) 10.9%
Retail Trade 46.2%
Information & Cultural Industries 3.1%

The retail trade sector accounted for nearly 50% of employment (22,281 jobs) in 2013.

Accommodation and food services showed the largest growth, increasing by 511 jobs or 4.8% from 2012 to 2013.

Employment by Type of Worker



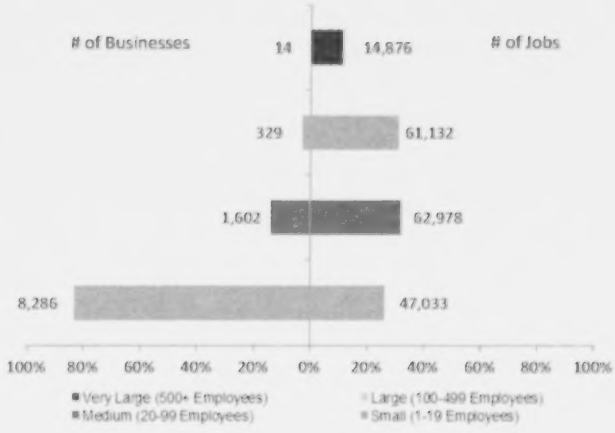
Full-time employment accounted for 76.4% of jobs in Vaughan in 2013, declining from 80.5% in 2003.

The share of part-time employment has increased from 13.4% in 2003 to 16.5% in 2013. Contract/seasonal employment also increased to 7.1% in 2013 from 6.0% in 2003.

Business by Size

In Vaughan, 81.0% of businesses i employ less than 20 employees and account for just over one-quarter of the City's total employment.

Approximately 33.9% of employment can be found in 1,602 medium-sized firms (20-99 employees) while 32.9% of jobs were employed in the large-sized businesses (100-499 employees).



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
Accuristix	Industrial	230,000
Casertano Developments	Office	63,462
Legoland Discovery Centre	Retail	34,000
Element Vaughan Southwest	Hotel	111,890
Yummy Market	Retail	50,000
Home Depot Canada	Industrial	657,600

Projects Under Construction		
Business Name/Developer	**Land Use**	**Building Size (sq. ft.)**
167 Chrislea Road	Retail	42,879
Improve Inc.	Retail	320,000
Loblaws Properties Ltd.	Retail	81,884
Lorwood Holdings	Office building	64,769
Melrose Investments	Office buildings	45,104 and 38,673
Si Vous Play Sports	Industrial	63,247
Toronto Transit Commission	Subway terminal – Pioneer Village Station	-
Typhon Group	Office building	54,898
Vaughan Mills Mall	Retail (mall expansion)	197,521
Zzen Group	Industrial	45,902

The following is an overview of some of the recently opened businesses and projects that were under construction in Vaughan in 2013.

WHITCHURCH-STOUFFVILLE

HIGHLIGHTS

Population in June 2013:	43,173
2013 surveyed employment[1]:	11,249
2013 total employment estimate[2]:	13,700
Businesses surveyed:	690
Share of total regional employment:	2.5%
2012-2013 employment growth	4.1%
2012-2013 business growth:	0.9%
2003-2013 average annual employment growth:	3.2%
2003-2013 average annual business growth:	0.7%
Largest employment sector in 2013:	Retail Trade, 14.3%
Fastest growing sector, 2012-2013 (net job growth):	Construction, 339 jobs
Fastest growing sector, 2003-2013 (compound average-annual):	Information & Cultural Industries, 14.6%

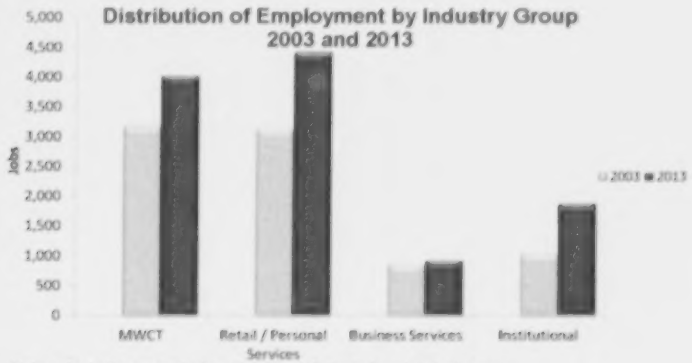
Source: York Region Long Range Planning Branch, Office of the CAO, 2013.

[1]Figures represent employment at businesses surveyed. Farm and home based employment is not included.

[2]Total employment estimate includes surveyed employment, estimated number of jobs for businesses where accurate employment totals were not collected, agricultural employment based on the 2011 Census of Agriculture, work at home employment estimate based on growth since the 2011 National Household Survey.

Surveyed Employment Overview

Whitchurch-Stouffville's employment increased by 4.1%, or 438 jobs from 2012 to 2013. Employment totals in the Town grew from 8,214 jobs in 2003 to 11,249 jobs in 2013, averaging a 3.2% annual increase or representing a total increase of 3,035 jobs. Over this time, the retail/personal services industry group posted the largest employment gain, increasing by 1,298 jobs, followed by MWCT (852 jobs), institutional (843 jobs) and business services (65 jobs).



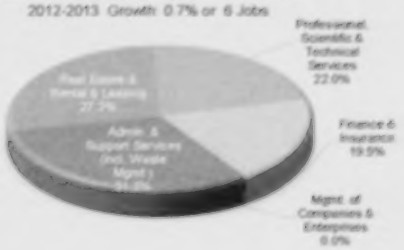
Note: refer to the appendix for a detailed definition of each industry group.

EMPLOYMENT BY INDUSTRY GROUP

(All figures in the following sections represent surveyed employment and exclude estimates for no-contact businesses, farm and home-based employment.)

Business Services

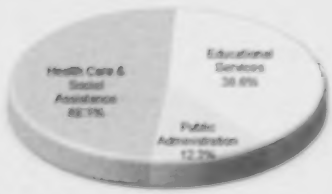
Total 2013 Surveyed Employment: 924 Jobs
2012-2013 Growth: 0.7% or 6 Jobs



The administrative and support services sector accounted for 31.3% (289 jobs) of employment in 2013 and also posted the largest employment gain within this industry group, increasing by 53 jobs or 22.5%.

Institutional

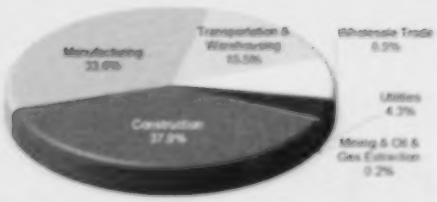
Total 2013 Surveyed Employment: 1,884 Jobs
2012-2013 Growth: 8.5% or 148 Jobs



In 2013, nearly 50% of employment was concentrated in the health care and social assistance sector, representing 925 jobs. This sector also exhibited the largest employment growth between 2012 and 2013, growing by 111 jobs or 13.6%.

MWCT

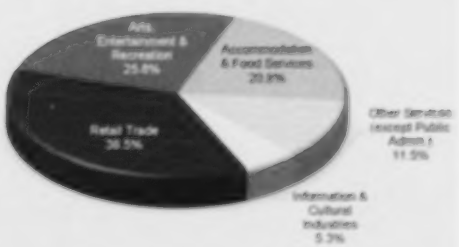
Total 2013 Surveyed Employment: 4,022 Jobs
2012-2013 Growth: 2.4% or 96 Jobs



In 2013, the construction sector accounted for 37.9% (1,525 jobs) of employment and also posted the largest employment increase between 2012 and 2013, posting a gain of 339 jobs or 28.6%.

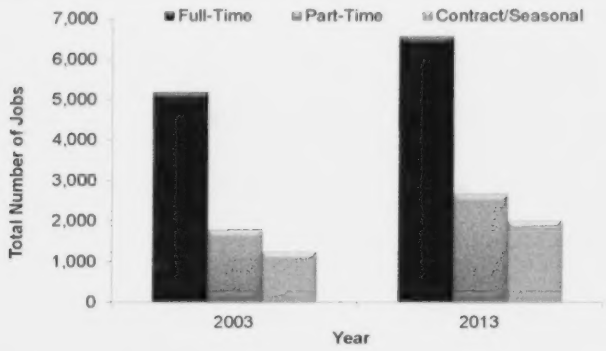
Retail/Personal Services

Total 2013 Surveyed Employment: 4,419 Jobs
2012-2013 Growth: 4.4% or 188 Jobs


Arts, Entertainment & Recreation 25.8%
Accommodation & Food Services 20.8%
Other Services (except Public Admin.) 11.5%
Retail Trade 36.5%
Information & Cultural Industries 5.3%

Retail trade held the largest share of employment, accounting for 1,612 jobs or 36.5%. This sector also posted the largest employment gain in this industry group, increasing by 100 jobs or 6.6% between 2012 and 2013.

Employment by Type of Worker

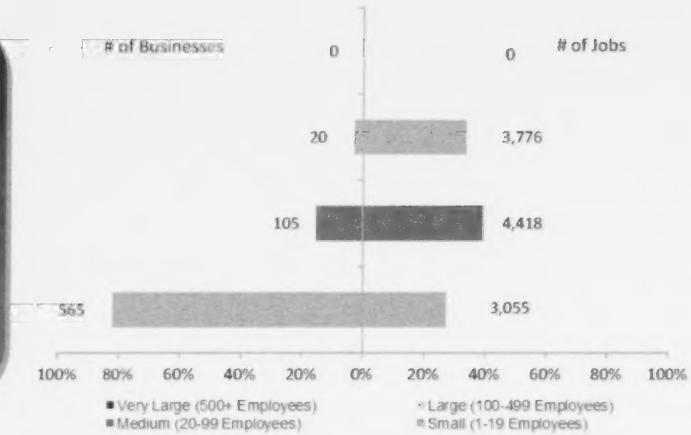


Full-time employment comprised 58.5% of jobs in Whitchurch-Stouffville in 2013.
The proportion of full-time jobs has decreased since 2003 while the proportion of part-time jobs has increased from 21.6% to 23.7% in 2013. Contract/seasonal employment has also seen an increase, from 15.2% in 2003 to 17.8% in 2013.

Business by Size

In 2013, medium-sized businesses (20-99 employees) accounted for only 15.2% of the Town's businesses, yet represented the largest share of employment (39.3% or 4,418 jobs).

Small sized businesses employing less than 20 employees comprised the largest share of businesses and accounted for 27.2% of the Town's employment.



Development Activity

Recently Opened Businesses/Completed Projects		
Business Name/Developer	Land Use	Building Size (sq. ft.)
Beacon Hill Business Park Industrial Condominium Units	Employment Business Park	20,234
Leona Stone	Employment Business Park	7,200
Soccer City	Employment Business Park	55,775
Stouffville Nissan	Employment Business Park	12,764

Projects Under Construction		
Business Name/Developer	Land Use	Building Size (sq. ft.)
Beacon Hill Business Park Industrial Condominium Units	Employment Business Park	20,234
Beacon Hill Professional Centre (Offices)	Employment Business Park	28,620
Stouffville Chrysler	Employment Business Park	14,629

The following is an overview of some of the recently opened businesses and projects that were under construction in Whitchurch-Stouffville in 2013.

APPENDIX

Background

The 2013 survey was a comprehensive Region-wide survey of all businesses across York Region (excluding farm and home-based businesses). Survey data is aggregated at the traffic zone level of detail, which divides the Region into 519 smaller geographic areas allowing for a detailed examination of local trends and information about local employment areas. York Region's first comprehensive Region-wide employment survey occurred in 1998, when 21,000 businesses were recorded. Subsequently, the annual survey targeted key employment areas up to 2006, consisting of high-growth areas, designated employment areas and Regional centres. With the assistance of local municipalities, York Region has been able to complete comprehensive Region-wide surveys of all businesses between 2007 and 2013. It is the Region's intention that all future employment surveys be comprehensive in nature.

Data Collection

Data collection for the 2013 York Region Employment Survey included all traffic zone areas across York Region (excluding home and farm based businesses).

Data was collected from York Region businesses in a variety of forms:
- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions.

Businesses were primarily contacted through door-to-door interviews between May and August of 2013 by York Region Employment Surveyors. Surveyors used a GIS-based application to collect the business information. Within each traffic zone, all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for existing businesses, or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2013, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form and have them complete and return it at their leisure. For businesses that declined to participate or could not be contacted either in person or by telephone during regular office hours, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

Home and farm-based businesses were encouraged to submit their business information through the Region's online business directory website.

Employment Survey Data Uses

Data collected from the employment survey is a valuable resource for both the Region and local municipalities. The data is used by planning and economic development departments, other municipal departments, non-profit organizations and private sector groups. Some of the central uses of the data for the Region and local municipalities include: employment growth forecasts; monitoring targets in the Regional Official Plan and Provincial Growth Plan including employment and density targets for the urban growth centres and intensification areas; forecasting infrastructure requirements in master plans for transportation and water and wastewater; monitoring major office growth; and evidence in OMB cases. The data is also used for vacant employment land inventories; development charges studies; a tool for identifying economic trends and emerging sectors; and producing regional and local business directories.

Data Accuracy

A number of factors limit the accuracy of the data collected within this report, including:

Data collected was based on responses received from businesses. In certain instances however, businesses refused to participate, had a language barrier, moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

While this study analyzes employment patterns in the Region, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, and existing space inventories and vacancies. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

Industry Group Definitions

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the U.S. and Mexico to classify businesses by type of economic activity.

Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 4 industry groupings in the discussion for clarity of presentation. The combined industry groupings are summarized below:

MWCT Industry Group (Manufacturing, Wholesale Trade, Construction, Transportation/Warehousing & Primary)

Manufacturing Sector (NAIC 31-33)
This sector comprises establishments primarily engaged in the chemical, mechanical or physical transformation of materials or substances into new products. This sector includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

Wholesale Trade Sector (NAIC 41)
This sector comprises establishments primarily engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. This sector includes all wholesale distributors, product agents and brokers.

Construction Sector (NAIC 23)
This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing land. This sector includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

Transportation/Warehousing Sector (NAICS 48-49)
This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. This sector includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing, postal and courier services and warehousing and storage establishments.

Primary Sector (NAIC 21, 22)
This sector comprises establishments primarily engaged in mining, oil and gas extraction and related support activities and operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

Retail/Personal Services Industry Group

Retail Trade (NAIC 44-45)
This sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

Information and Cultural Studies (NAIC 51)
This sector comprises establishments primarily engaged in producing and distributing (except by wholesale and retail methods) information and cultural products. Establishments providing the means to transmit or distribute these products or providing access to equipment and expertise for processing data are also included. The main components of this sector are the publishing industries (e.g. newspaper, book and software publishers), TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, and internet providers) and data processing services.

Arts, Entertainment and Recreation (NAIC 71)
This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons.The main components of this sector are performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, restaurants and bars and caterers.

Accommodation and Food Services (NAIC 72)
This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travelers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodations, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer orders, for immediate consumption on and off the premises.

Other Services (except public administration) (NAIC 81)
This sector comprises establishments primarily engaged in repairing, or performing general or routine maintenance (e.g. Automotive repair, machinery repair, reupholstery); providing personal care services (e.g. hair care, funeral homes, laundry services, pet care services, photofinishing); religious organizations and other civic and professional organizations.

Business Services Industry Group

Finance and Insurance (NAIC 52)
This sector comprises establishments primarily engaged in financial transactions including monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

Real estate and rental and leasing (NAIC 53)
This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments are primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate.

Professional, Scientific and Technical Services (NAIC 54)
This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider. The main components of this sector are legal services; accounting, tax preparation, bookkeeping and payroll services; architectural, engineering and related services; specialized design services; computer systems design and related services; management, scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services.

Management of Companies and Enterprises (NAIC 55)
This sector comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions (e.g. holding companies, centralized administrative offices, corporate offices, head offices).

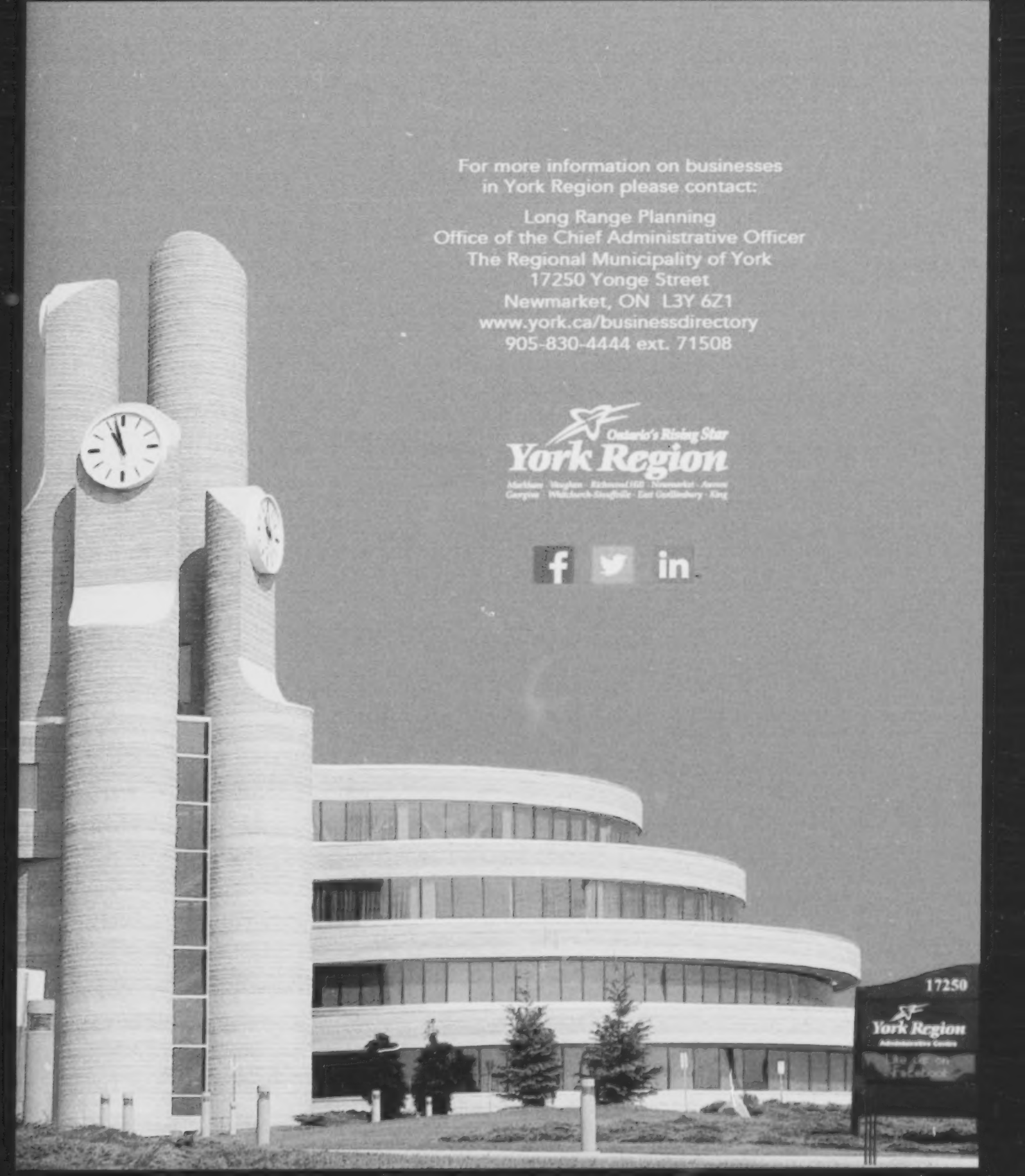
Administrative and support, waste management and remediation services (NAIC 56)
This sector comprises establishments of two different types: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities. The first type of establishment is engaged in activities such as administration, hiring and placing personnel, preparing documents, taking orders from clients, collecting payments for claims, arranging travel, providing security and surveillance, cleaning buildings, and packaging and labeling products. Waste management establishments are engaged in the collection, treatment and disposal of waste material, the operation of material recovery facilities, the remediation of polluted sites and the cleaning of septic tanks.

Institutional Industry Group

Education (NAIC 61)
This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centers. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated.

Health and Social Services (NAIC 62)
This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counseling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance.

Public Administration (NAIC 91)
This sector comprises establishments primarily engaged in activities of a governmental nature (e.g. federal, provincial, regional and municipal protective services such as fire, police, courts and correctional facilities, regulatory and administrative services.


For more information on businesses
in York Region please contact:
Long Range Planning
Office of the Chief Administrative Officer
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1
www.york.ca/businessdirectory
905-830-4444 ext. 71508
Ontario's Rising Star
York Region
17250
York Region

York Region

York Region Employment and Industry Report 2013

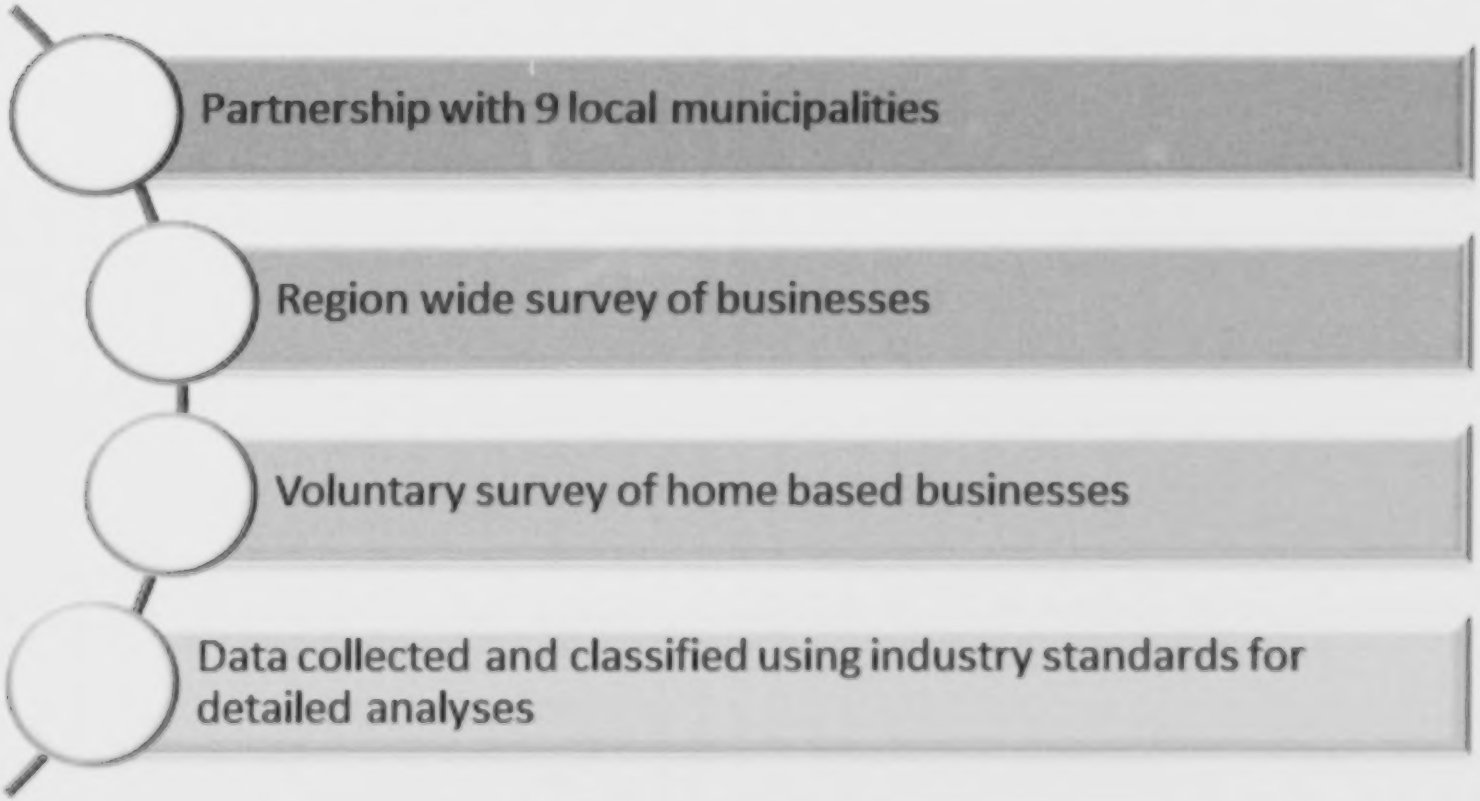
Presentation to Committee of the Whole

Paul Bottomley, Manager
Long Range Planning
March 6, 2014

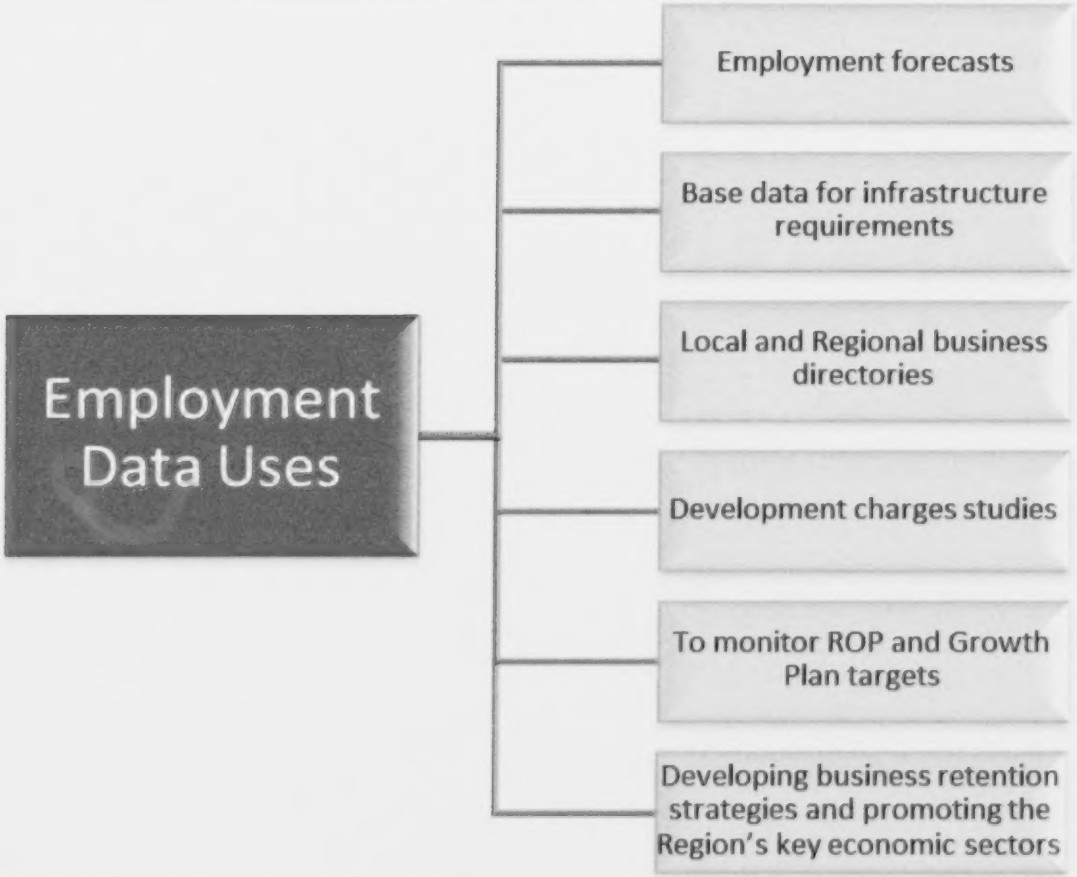
Presentation Outline

- Employment survey overview
- York Region employment growth
- Analysis of regional employment by:
  - Industry group
  - Sector
  - Business size
  - Local municipality

Employment Survey Overview


Partnership with 9 local municipalities
Region wide survey of businesses
Voluntary survey of home based businesses
Data collected and classified using industry standards for detailed analyses

Employment survey data is a valuable resource


Employment Data Uses
Employment forecasts
Base data for infrastructure requirements
Local and Regional business directories
Development charges studies
To monitor ROP and Growth Plan targets
Developing business retention strategies and promoting the Region's key economic sectors

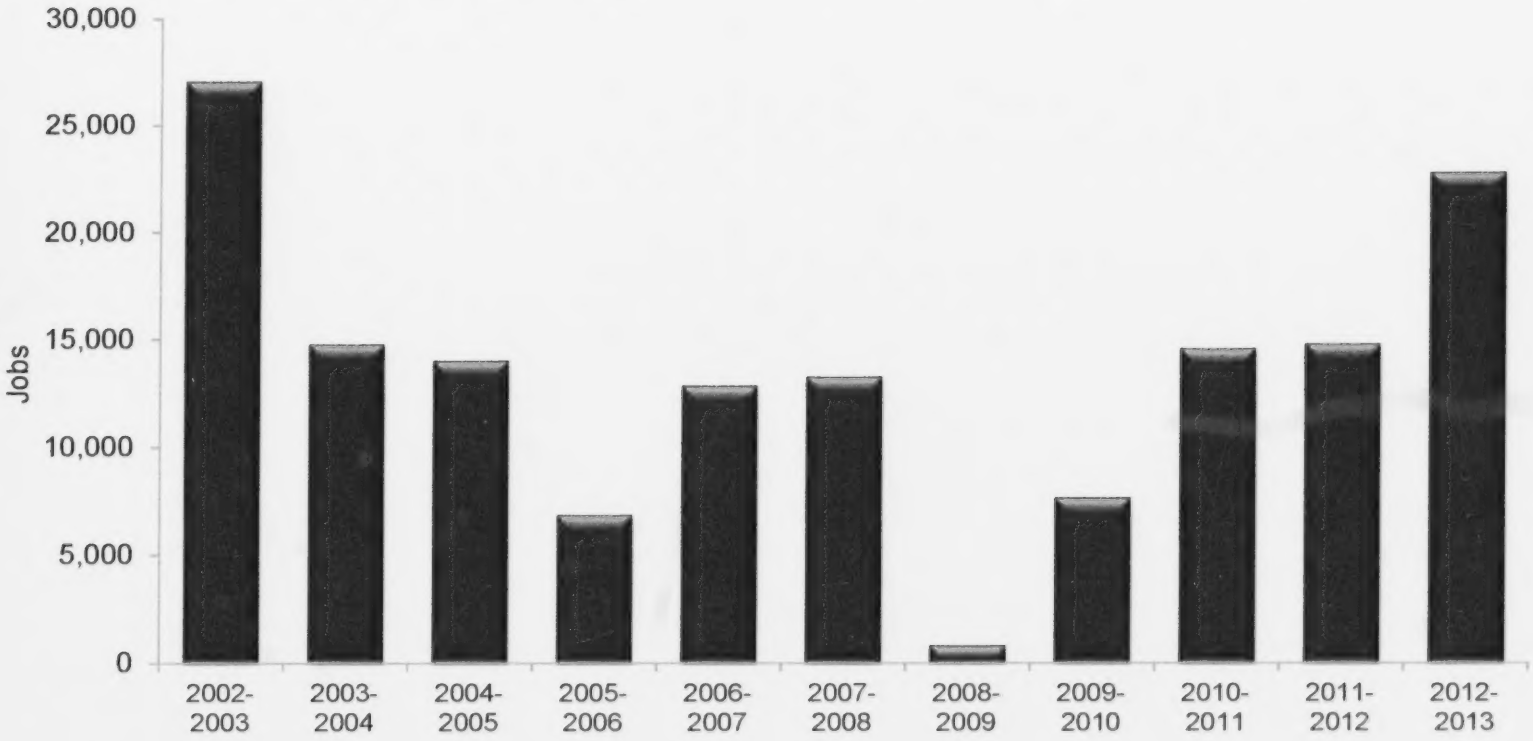
York Region employment growth rate outpaced provincial and national labour force growth rates

- Total employment estimated at 547,480 jobs in 29,200 surveyed businesses as of mid-year 2013
- Between 2012 and 2013, total employment grew by an estimated 4.3%, or 22,800 jobs

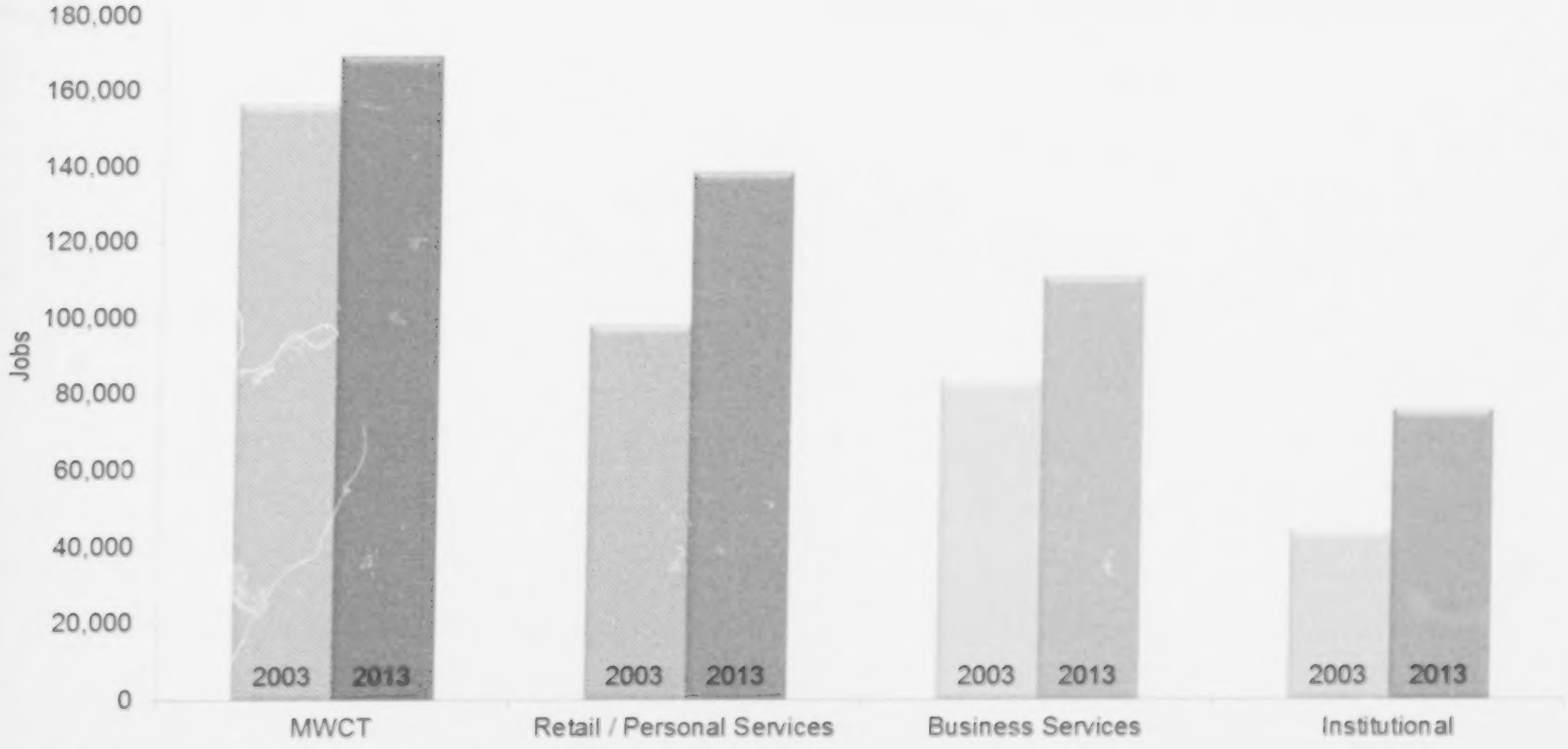
StatsCan Labour Force Employment Growth				York Region Surveyed Employment Growth
	Canada	Ontario	Greater Toronto Area	York Region
2012	1.0%	0.4%	1.3%	2.9%
2013	1.3%	1.9%	4.5%	4.3%

York Region is a significant contributor to Ontario's economic growth

York Region annual employment growth, 2003-2013

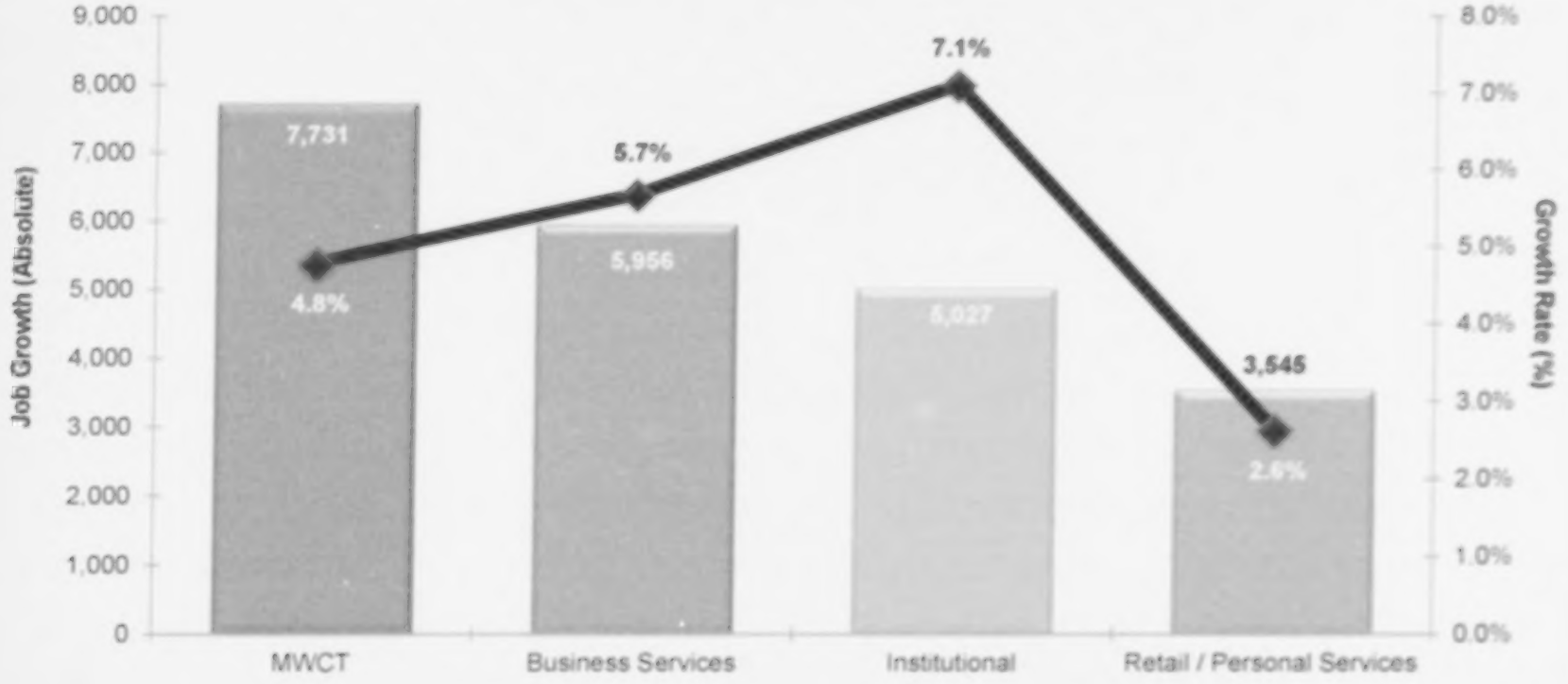


All four industry groups recorded employment growth between 2003 and 2013

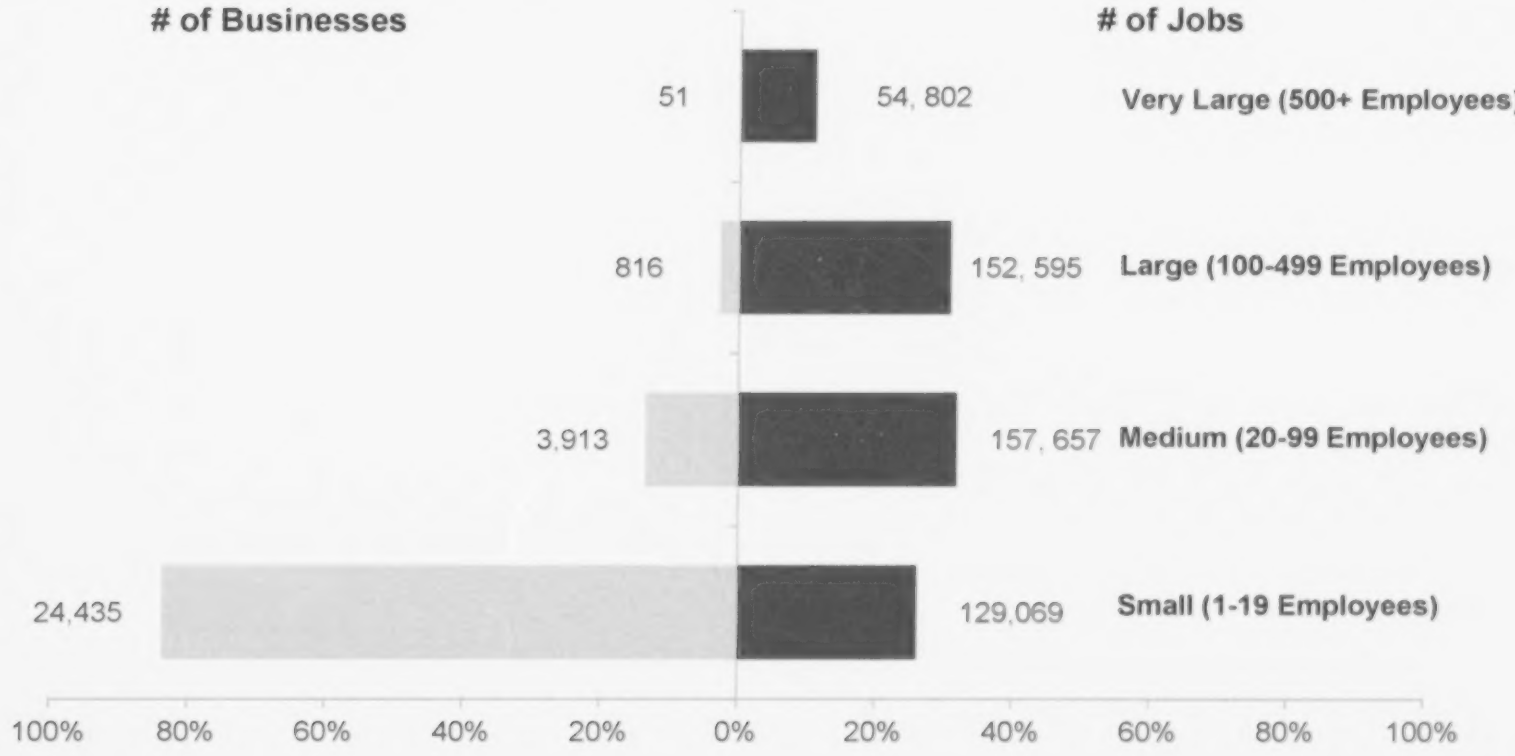


York Region is experiencing a progressive shift towards knowledge-based jobs.

York Region exhibited strong employment growth (2012-2013) across all four industry groups

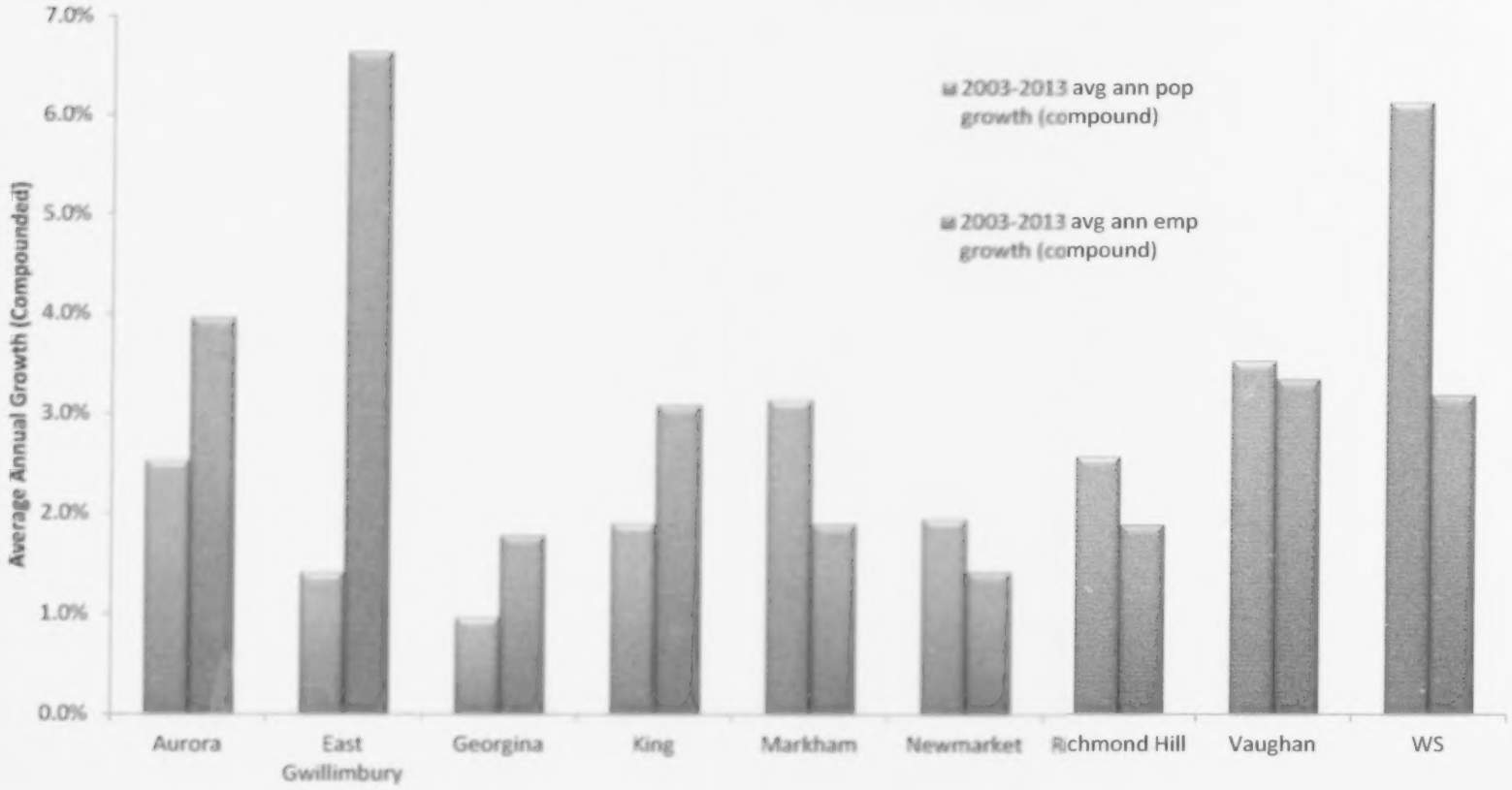


Small sized firms accounted for 84% of the Region's businesses



Diversity of business sizes reflects York Region's attractiveness as a place to do business.

Local municipal population and employment annual growth rates, 2003-2013



Recommendations & Next Steps

- Council receive the Employment and Industry report 2013 for information
- Next survey in the summer of 2014
- Commence voluntary survey of farm-based businesses in 2014
- Continue to work with local municipal partners